

OFFICE

OFFICE SPACE FOR LEASE - 21,073 & 8,633 SQ. FT.
1075 TRI-STATE PARKWAY, GURNEE, ILLINOIS

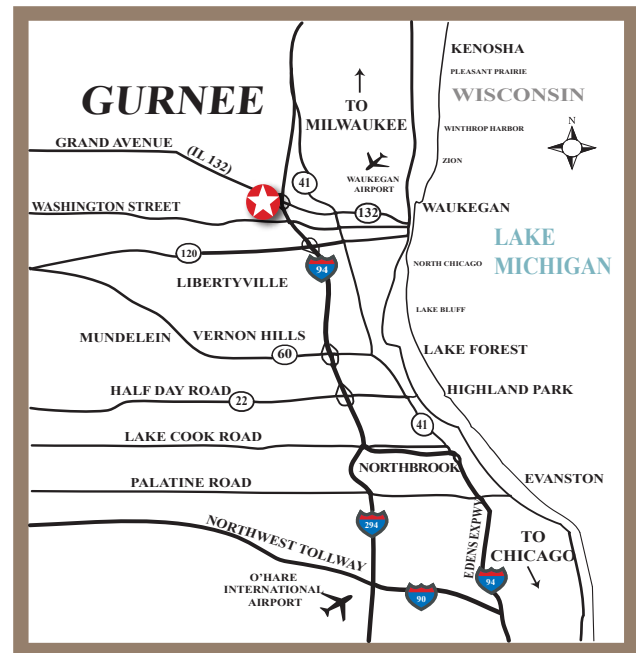


Grand Tri-State Corporate Centre

Corporate office building with extensive windowline and attractive landscaping. Excellent rental rates for unfinished space and existing office suites. Office campus is located in the Grand Tri-State Business Park, with many hotels, restaurants and amenities nearby. An excellent location at I-94 and Rt. 132 (Grand Avenue), midway between Chicago and Milwaukee. Owned and Managed by CenterPoint Properties.

Building Features

- Availability:
 - Vacant #1 - 8,633 Sq. Ft.
 - Vacant #2 - 21,073 Sq. Ft.
- 43,223 Sq. Ft. Total Building Size
- Drivit Exterior With Extensive Window Line
- Year Built: 2001
- Utilities: Individually metered
- Parking: 6 per 1,000 Sq. Ft.
- Sprinklered Building
- Real Estate Taxes: \$1.36 per Sq. Ft. (2010 Budget)
- Operating Expenses: \$1.74 per Sq. Ft. (2010 Budget)
- Lease Price: \$13.95 per Sq. Ft. Net
- Build Out Allowance: \$35 per Sq. Ft. build out allowance for vacant space



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

TRI STATE REALTY
TSR

CONTACT

Robert Elbrecht

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Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

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FOR LEASE
8,633 Sq. Ft.

Grand Tri-State Corporate Centre
1075 Tri-State Parkway
Gurnee, Illinois

Available:	8,633 Sq. Ft. (Divisible to 3,000 Sq. Ft.)
Building Size:	43,066 Sq. Ft.
Description:	Single-story building, masonry & drivit construction with extensive window line.
Parking:	6 per 1,000 Sq. Ft.
Year Built:	2001
Utilities:	Separately Metered
Build Out Allowance:	\$35 per Sq. Ft.
Lease Price:	\$13.95 per Sq. Ft. Net
Sale Price:	NFS
Taxes:	\$1.36 per Sq. Ft. (2010 Budget)
Operating Expenses:	\$1.74 per Sq. Ft. (2010 Budget)
Remarks:	Building fronts I-94. Location at interchange (I-94 & Route 132) with no stoplights and no tollbooths. Minutes to hotels, banks, PACE bus and restaurants.

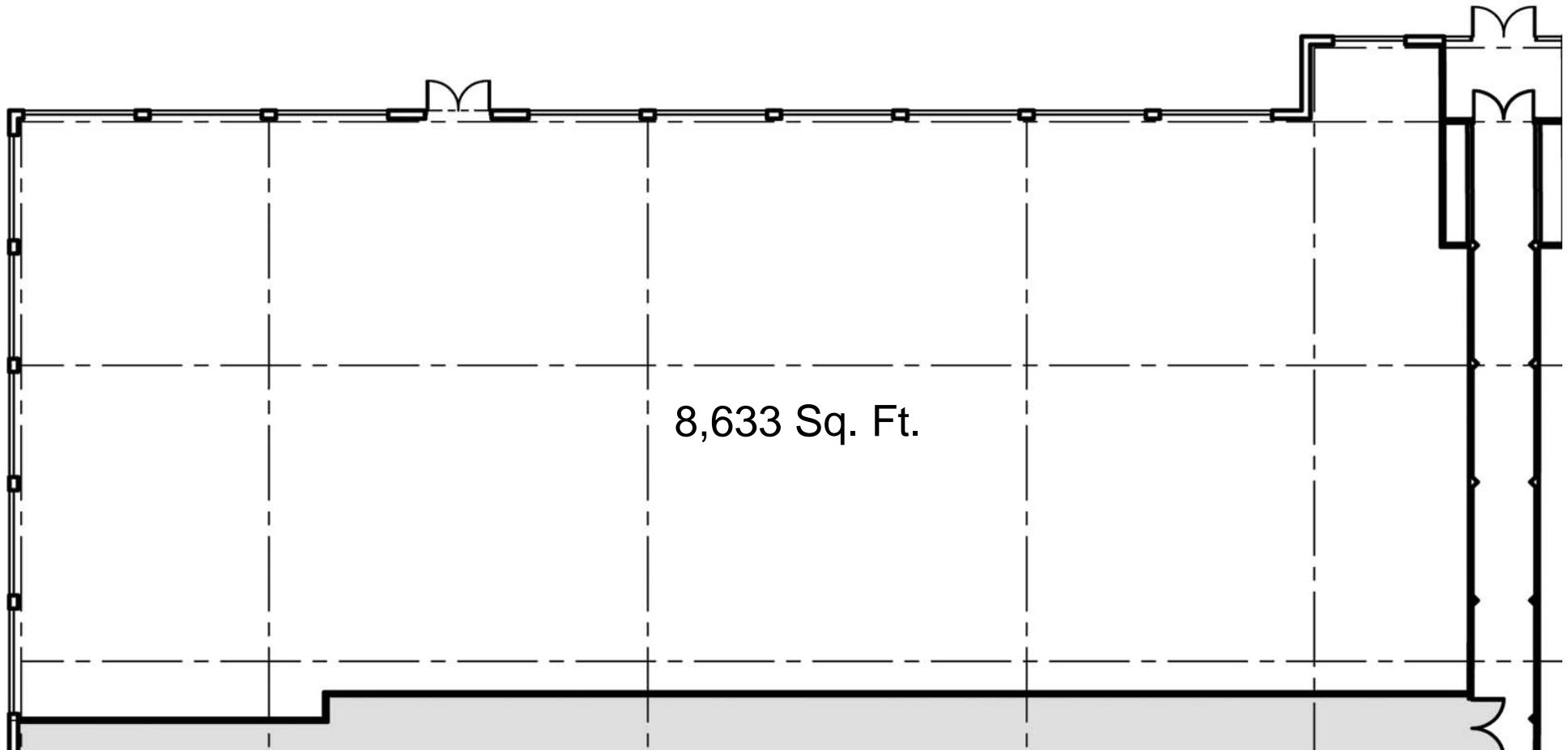
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FLOOR PLAN VACANT #1 1075 Tri-State Parkway Gurnee, Illinois



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