

OFFICE

OFFICE SPACE FOR LEASE - 10,032 & 4,606 SQ. FT.
1125 TRI-STATE PARKWAY GURNEE, ILLINOIS



Grand Tri-State Corporate Centre Gurnee, Illinois

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:
 - Suite 720: 4,606 Sq. Ft.
 - Suite 730: 10,032 Sq. Ft.
- 42,000 Sq. Ft. Total Building Size
- Drivit Exterior With Extensive Window Line
- Year Built: 1999
- Utilities: Individually metered
- Parking: 5 per 1,000 Sq. Ft.
- Sprinklered Building
- Real Estate Taxes: \$2.50 per Sq. Ft. (2007 Estimated)
- Operating Expenses: \$1.85 per Sq. Ft. (2008 Budget)
- Lease Price: Suite 720: \$13.95 per Sq. Ft. Net
Suite 730: \$13.95 per Sq. Ft. Net
(Includes \$35 per Sq. Ft. allowance)



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 Prices subject to change and listing may be withdrawn without notice.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

Tri-State Realty 847.360.1375 x 11

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • P.O. Box 502, Gurnee, Illinois 60031

847.360.1375 • Fax 847.360.9667 • sales@tristaterealty.com • www.tristaterealty.com

FOR LEASE
10,032 Sq. Ft.

Grand Tri-State Corporate Centre
1125 Tri-State Parkway; Suite 730
Gurnee, Illinois

Available:	10,032 Sq. Ft. (Divisible to 3,000 Sq. Ft.)
Building Size:	42,000 Sq. Ft.
Description:	Single-story building, masonry & drivit construction with extensive window line.
Parking:	5 per 1,000 Sq. Ft.
Year Built:	1999
Utilities:	Separately Metered
Build Out Allowance:	\$35 per Sq. Ft.
Lease Price:	\$13.95 per Sq. Ft. Net
Sale Price:	NFS
Taxes:	\$2.50 per Sq. Ft. (2007 Actual)
Operating Expenses:	\$1.85 per Sq. Ft. (2008 Budget)
Remarks:	Corner unit. Location at interchange (I-94 & Route 132) with no stoplights and no toll booths. Minutes to hotels, banks, PACE bus, and restaurants. Immediate occupancy.

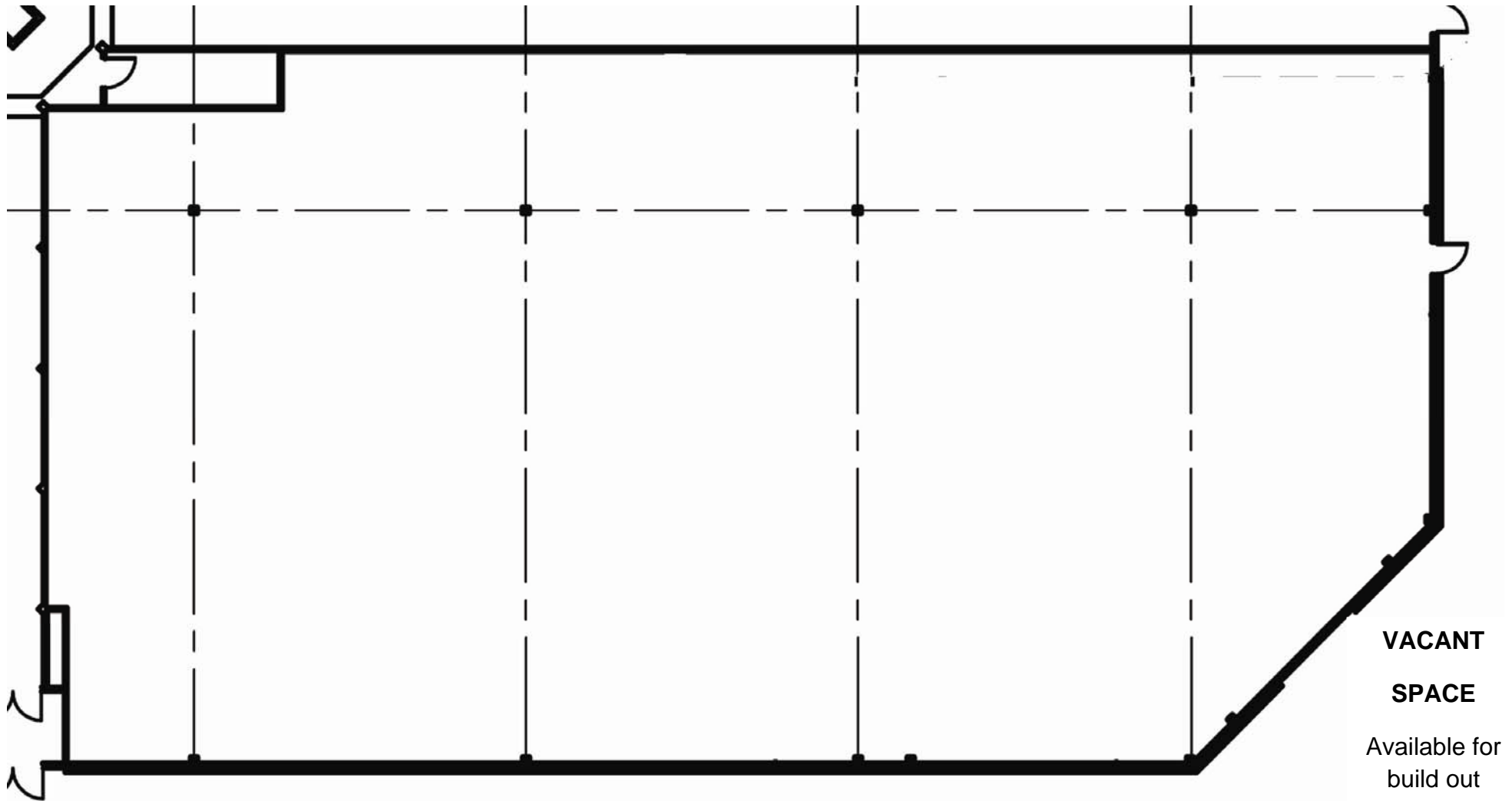
Above information is subject to verification and no liability for errors or omissions is assumed. Prices and availability subject to change and listing may be withdrawn without notice.



Contact: Robert Elbrecht
847.360.1375 x 11 re@tristaterealty.com

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

FLOOR PLAN - 10,032 Sq. Ft. 1125 Tri-State Parkway, Suite 730 Gurnee, Illinois



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



Contact: Robert Elbrecht
847.360.1375 x 11
re@tristaterealty.com

Tri-State Realty, Inc.

P.O. Box 502, Gurnee, Illinois 60031
847.360.1375 • Fax 847.360.9667
sales@tristaterealty.com • www.tristaterealty.com

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin