

# OFFICE

FOR SALE OR LEASE- OFFICE CONDO 2,500 SQ. FT.  
155 N. GREENLEAF STREET GURNEE, ILLINOIS



Prime Location just west of Route 41 & Washington Street interchange.  
Suites 1 and 2 can be combined for a total of 2,342 Sq. Ft.

## Building Features

- Suite 1 – 1,193 Sq. Ft. – Two Level Unit
- Suite 2 – 1,149 Sq. Ft. – Two Level Unit
- Building Size: Approx. 2,500 Sq. Ft. (Two Unit Building)
- Construction: Cedar On Wood Frame
- Year Built: 2007-2008
- Utilities: Separately Metered
- Parking: Approximately 10 spaces
- Build Out: Vanilla Box
- Sale Price: \$259,000 per Suite
- Lease Price: \$11.00 per Sq Ft. Net
- Real Estate Taxes: \$2.50 per Sq. Ft. (2011 Budget)
- Operating Expenses: \$1.50 per Sq. Ft. (2011 Budget)



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 Prices subject to change and listing may be withdrawn without notice.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 SALE OR LEASE OFFICE CONDO UNITS

**155 N. Greenleaf Street  
Gurnee, Illinois**

<b>Available:</b>	Suite 1 – 1,193 Sq. Ft. Two level unit Suite 2 – 1,149 Sq. Ft. Two level unit
<b>Building Size:</b>	Approximately 2,500 Sq. Ft.
<b>Description:</b>	Cedar on wood frame
<b>Parking:</b>	Approximately 10 spaces
<b>Year Built:</b>	2007-2008
<b>Utilities:</b>	Separately metered
<b>Build Out:</b>	Vanilla Box*
<b>Lease Price:</b>	\$11.00 per Sq. Ft. Net
<b>Sale Price:</b>	\$259,000 per Suite
<b>Taxes:</b>	\$2.50 per Sq. Ft. (2011 budget)
<b>Operating Expenses:</b>	\$1.50 per Sq. Ft. (2011 budget)
<b>Remarks:</b>	Suites 1 and 2 can be combined for a total of 2,342 Sq. Ft. Prime location just west of Route 41 & Washington Street interchange. *Vanilla box includes primed perimeter walls, washroom and HVAC.

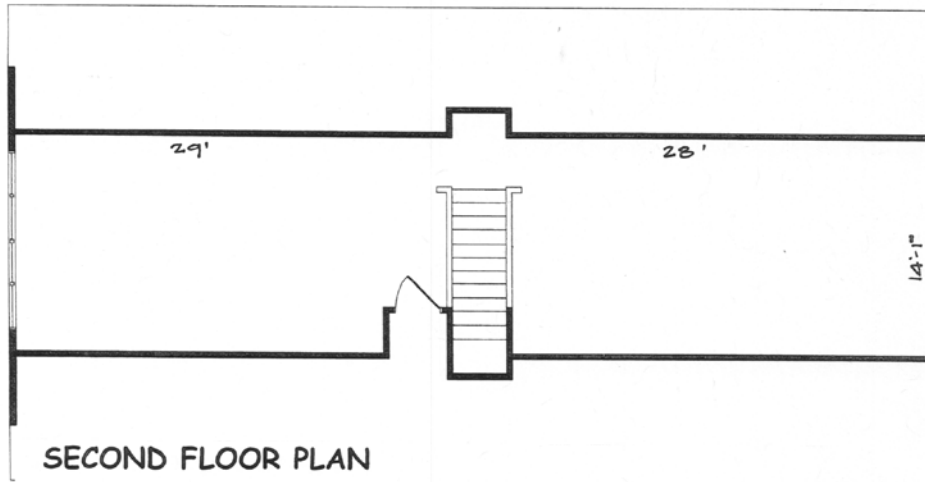
Above information is subject to verification and no liability for errors or omissions is assumed. Prices and availability subject to change and listing may be withdrawn without notice.



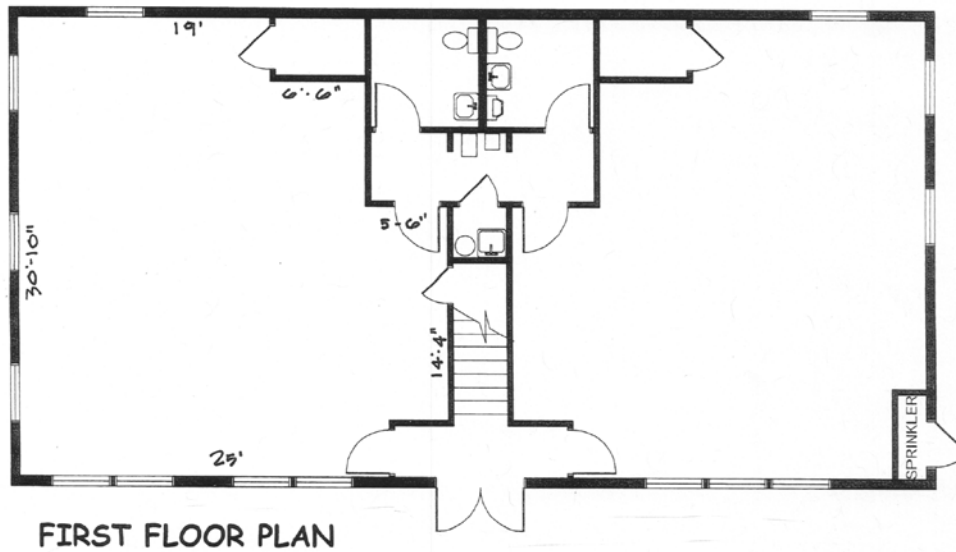
**Contact: Robert Elbrecht**  
**847.360.1375 x 11 re@tristaterealty.com**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

**FOR SALE OR LEASE – 2,500 Sq. Ft.  
155 N. Greenleaf Street, Gurnee, Illinois**



155-2		155.1	
399 SF	2nd floor	399 SF	
750 SF	1st floor	794 SF	



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