

OFFICE

**FOR LEASE - CROWN CORPORATE CENTER
1325 TRI STATE PARKWAY GURNEE, IL**



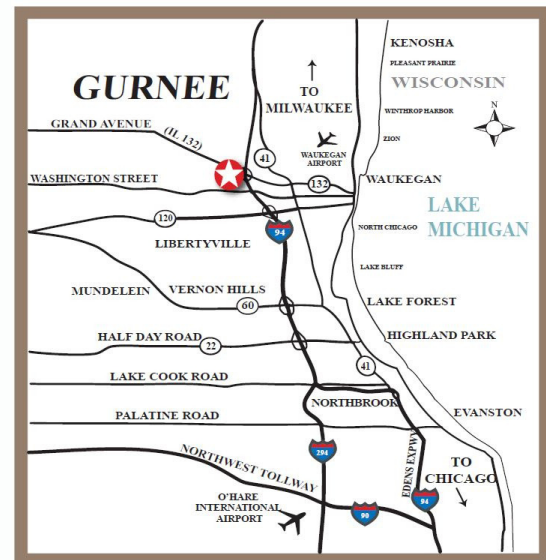
Corporate office suites in a prominent business park campus. Extensive windowline and attractive landscaping. Location at prime I-94 intersection at Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T and Comcast high speed cable throughout the park. Minutes to hotels, banks, PACE bus routes, and restaurants.

- **Available:**

- Suite 130 - 23,341 Sq. Ft.

- Suite 100 - 6,266 Sq. Ft.

- **Building Size:** 38,790 Sq. Ft.
- **Parking:** 4 per 1,000 Sq. Ft.
- **Year Built:** 1992
- **Tenant Improvements:** Negotiable based on floor plan
- **Taxes:** \$1.86 per Sq. Ft. (2016 Actual)
- **Operating Expenses:** \$2.86 per Sq. Ft. (2017 Budget)
- **Lease Price:** \$12.00 per Sq. Ft. Net



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 Prices subject to change and listing may be withdrawn without notice.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

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Commercial and Industrial Real Estate
Licensed in Illinois and Wisconsin

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FOR LEASE
Office Space
Crown Corporate Center
1325 Tri State Parkway, Suite 130
Gurnee, Illinois

Available:	23,341 Sq. Ft.
Building Size:	38,790 Sq. Ft.
Description:	Single-story building with extensive window line. Masonry & Drivit construction.
Parking:	4 per 1,000 Sq. Ft.
Year Built:	1992
Utilities:	Separately Metered
Lease Price:	\$12.00 per Sq. Ft. Net
Tenant Improvements:	Negotiable based on floor plan
Real Estate Taxes:	\$1.86 per Sq. Ft. (2016 Actual)
Operating Expenses:	\$2.86 per Sq. Ft. (2017 Budget)
Remarks:	Perimeter offices along window line. Reception area, conference rooms, lunch/break room. Location at prime I-94 intersection at Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T fiber and Comcast high speed cable. Looped electrical system (two substations). Minutes to hotels, banks, PACE bus routes, and restaurants.

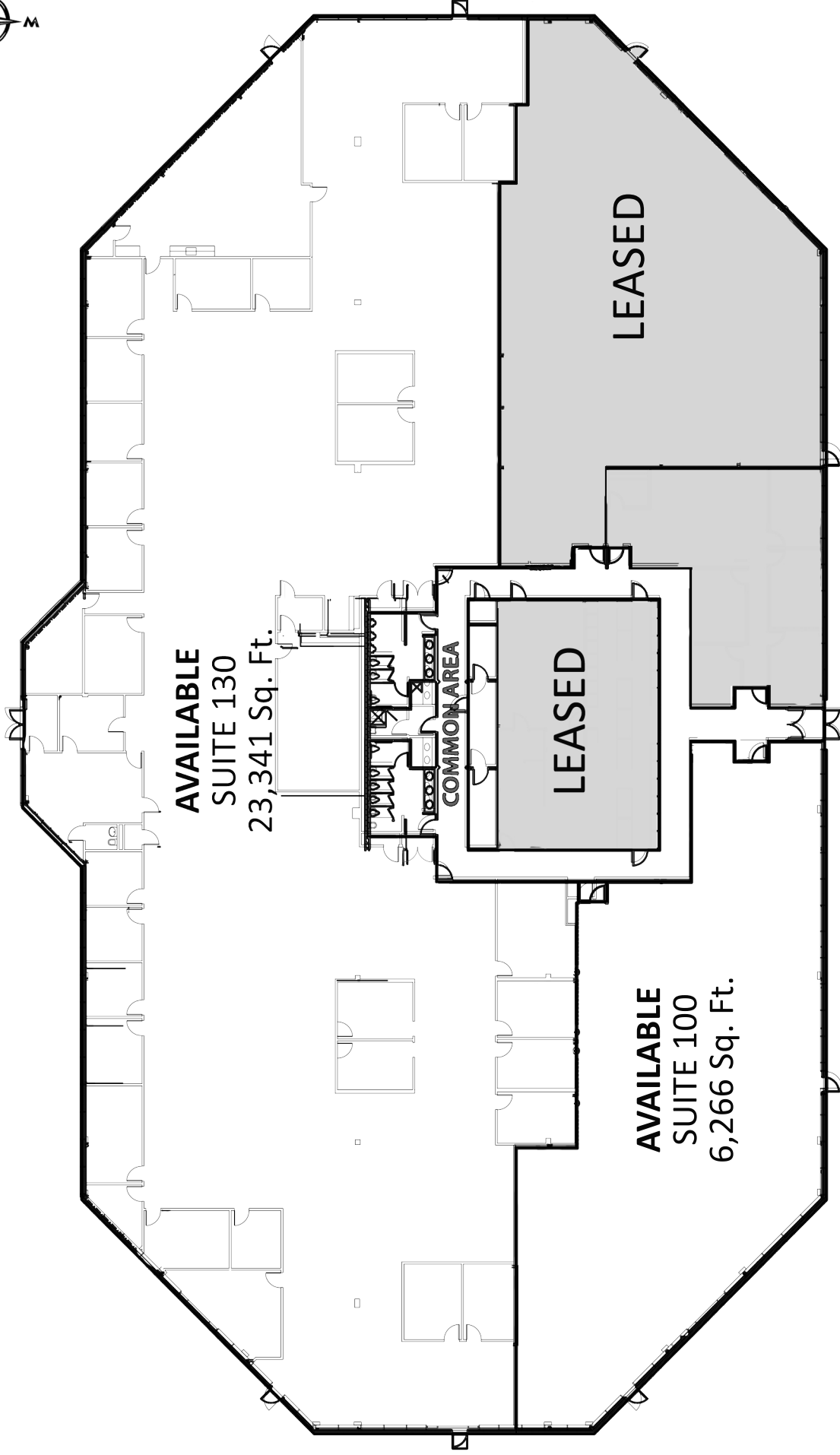
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FLOOR PLAN 38,790 SQ. FT. 1325 TRI STATE PARKWAY GURNEE, ILLINOIS



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