

**FOR LEASE**  
**Office Space**  
**Grand Tri State Corporate Centre**  
**1025 Tri State Parkway**  
**Gurnee, Illinois**

<b>Available:</b>	43,224 Sq. Ft.
<b>Building Size:</b>	43,224 Sq. Ft.
<b>Description:</b>	Single-story building, masonry & drivit construction with extensive window line.
<b>Parking:</b>	6 per 1,000 Sq. Ft.
<b>Year Built:</b>	2001
<b>Utilities:</b>	Separately metered
<b>Tenant Improvements:</b>	Negotiable based on floor plan
<b>Lease Price:</b>	\$12.95 per Sq. Ft. Net
<b>Taxes:</b>	\$1.83 per Sq. Ft. (2018 Estimate)
<b>Operating Expenses:</b>	\$2.20 per Sq. Ft. (2019 Budget)
<b>Remarks:</b>	Open floor plan, private offices, conference room, mail/copy room, lunch/break room, IT room, storage room and outdoor patio. Location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T fiber and Comcast high speed cable available. Looped electrical system (two substations). Minutes to hotels, banks, PACE bus routes, day care and restaurants.

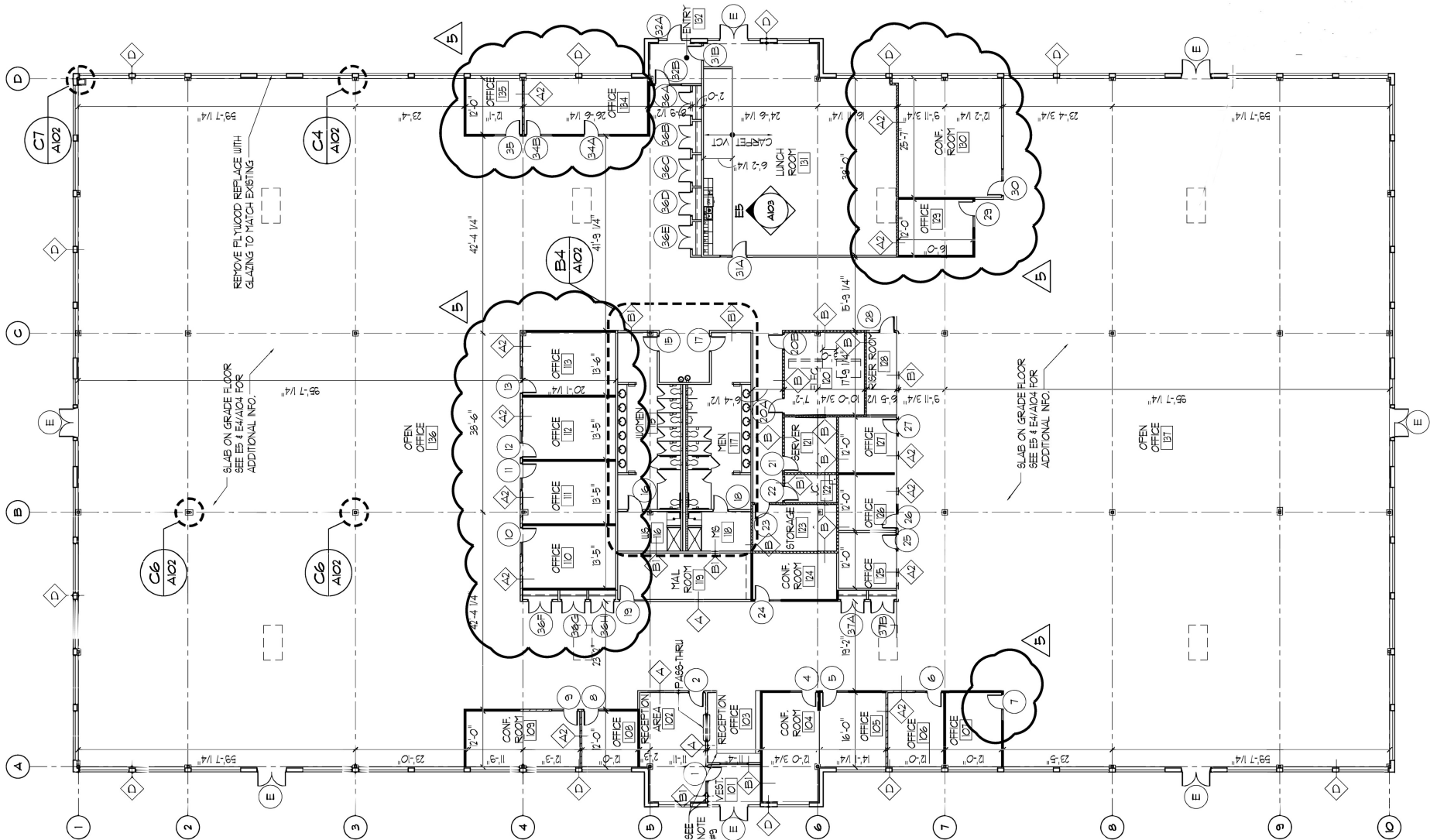
Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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# Floor Plan - 1025 Tri State Parkway Gurnee, Illinois



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