

OFFICE

FOR LEASE - 1,575 SQ. FT. AVAILABLE
2031 E. GRAND AVENUE, LINDENHURST, IL



Great location on Grand Avenue (Route 132) in close proximity to RJ's Eatery, CVS Pharmacy, McDonalds, Mobil Service Station, Wintrust Mortgage, Chase Bank and State Bank of the Lakes. Highly visible monument sign on Grand Avenue for all tenants in the building.

- **Available:** Suite 100 - 1,575 Sq. Ft.
- **Building Size:** 23,167 Sq. Ft. (Approximate)
- **Parking:** Ample
- **Year Built:** 1989
- **Utilities:** Not Separately Metered.
A monthly utility amount to be agreed upon
- **Taxes:** \$3.35 Per Sq. Ft. (2021 Actual)
- **Operating Expenses:** \$1.50 Per Sq. Ft. (2022 Budget)
- **Lease Price:** \$12.00 Per Sq. Ft. Net
- **Remarks:** Existing medical space can accommodate a variety of office uses, medical practices and services. Great corner location with spotlight



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 Prices subject to change and listing may be withdrawn without notice.



CONTACT: Robert Elbrecht
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Commercial and Industrial Real Estate
Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • (847) 360.1375 • Fax 847.360.9667
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FOR LEASE
OFFICE / MEDICAL SPACE
2031 E. Grand Avenue, Suite 100
Lindenhurst, Illinois

Available: 1,575 Sq. Ft.
Building Size: 23,167 Sq. Ft. (Approximate)
Description: Masonry Construction
Parking: Ample
Year Built: 1989
Utilities: Monthly Usage Fee to be agreed upon
Build Out Allowance: Negotiable
Lease Price: \$12.00 Per Sq. Ft. Net
Real Estate Taxes: \$3.35 Per Sq. Ft. (2021 Actual)
Operating Expenses: \$1.50 Per Sq. Ft. (2022 Budget)
Remarks: Existing medical space can accommodate a variety of office uses, medical practices and services.
Great corner location with stoplight. Highly visible tenant monument sign fronting Grand Avenue.

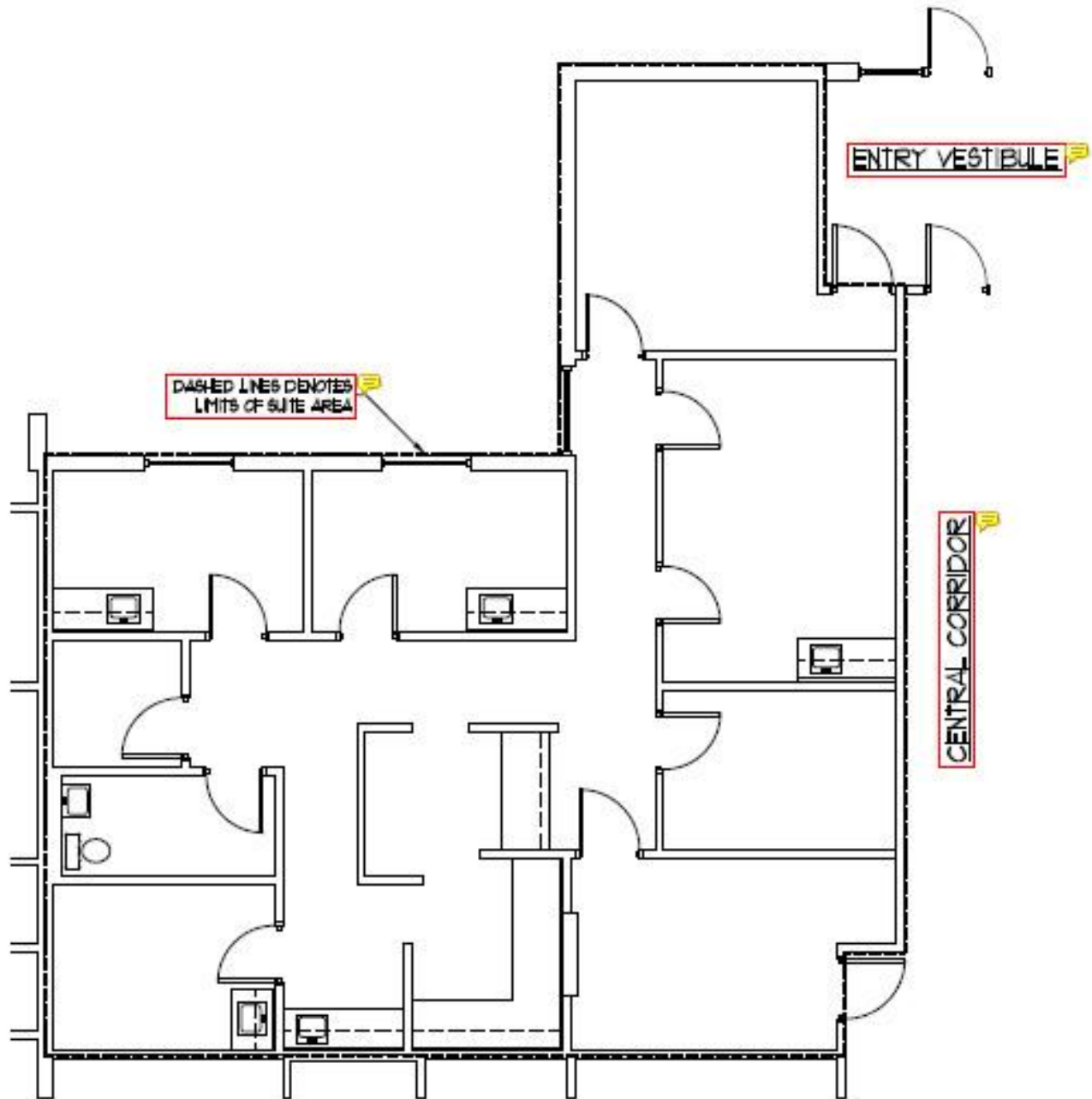
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Floor Plan - 1,575 Sq. Ft
Suite 100 2031 E. Grand Ave. Lindenhurst, Illinois



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