

# OFFICE

FOR LEASE - 1,397 - 2,972 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.  
Suite 301 - 1,397 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:** \$3.12 Per Sq. Ft. (2019 Actual)
- **Operating Expenses:** \$1,00 Per Sq. Ft. (2020 Budget)
- **Lease Price:** \$12.00 Per Sq. Ft. Net
- **Remarks:** Existing space used for physical therapy and medical office. Unit can be adapted to various medical and professional uses. Suites can be combined for a total of 2,972 Sq. Ft.



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 Prices subject to change and listing may be withdrawn without notice.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**  
**Email: re@tristaterealty.com**  
**Commercial and Industrial Real Estate**  
Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • (847) 360.1375 • Fax 847.360.9667  
sales@tristaterealty.com • www.tristaterealty.com

**FOR LEASE**  
**OFFICE/MEDICAL SPACE**  
**2031 E. Grand Avenue, Suite 301**  
**Lindenhurst, Illinois**

<b>Available:</b>	1,397 Sq. Ft.
<b>Building Size:</b>	23,167 Sq. Ft. (Approximate)
<b>Description:</b>	Masonry Construction
<b>Parking:</b>	Ample
<b>Year Built:</b>	1989
<b>Utilities:</b>	Monthly Usage Fee to be agreed upon
<b>Build Out Allowance:</b>	Negotiable
<b>Lease Price:</b>	\$12.00 Per Sq. Ft. Net
<b>Sale Price:</b>	NFS
<b>Taxes:</b>	\$3.12 Per Sq. Ft. (2019 Actual)
<b>Operating Expenses:</b>	\$1.00 Per Sq. Ft. (2020 Budget)
<b>Remarks:</b>	Existing medical space can accommodate a variety of office uses, medical practices and services. Great corner location with stoplight. Can be combined with adjacent unit for a total of 2,972 Sq. Ft. Highly visible tenant monument sign fronting Grand Avenue.

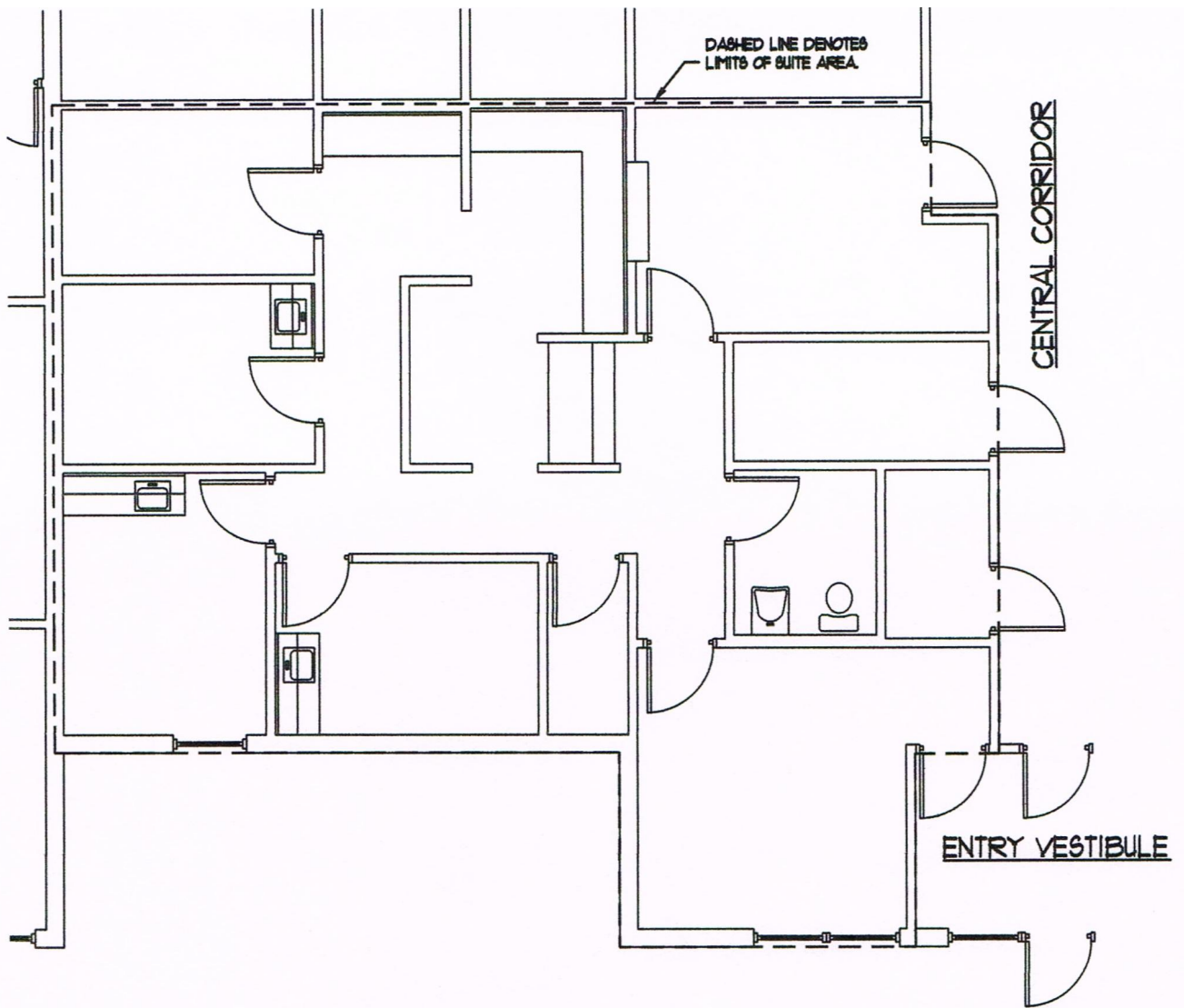
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**Floor Plan - 1,397 Sq. Ft**  
**Suite 301 2031 E. Grand Ave. Lindenhurst, Illinois**



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**FOR LEASE**  
**OFFICE/MEDICAL SPACE**  
**2031 E. Grand Avenue, Suite 100**  
**Lindenhurst, Illinois**

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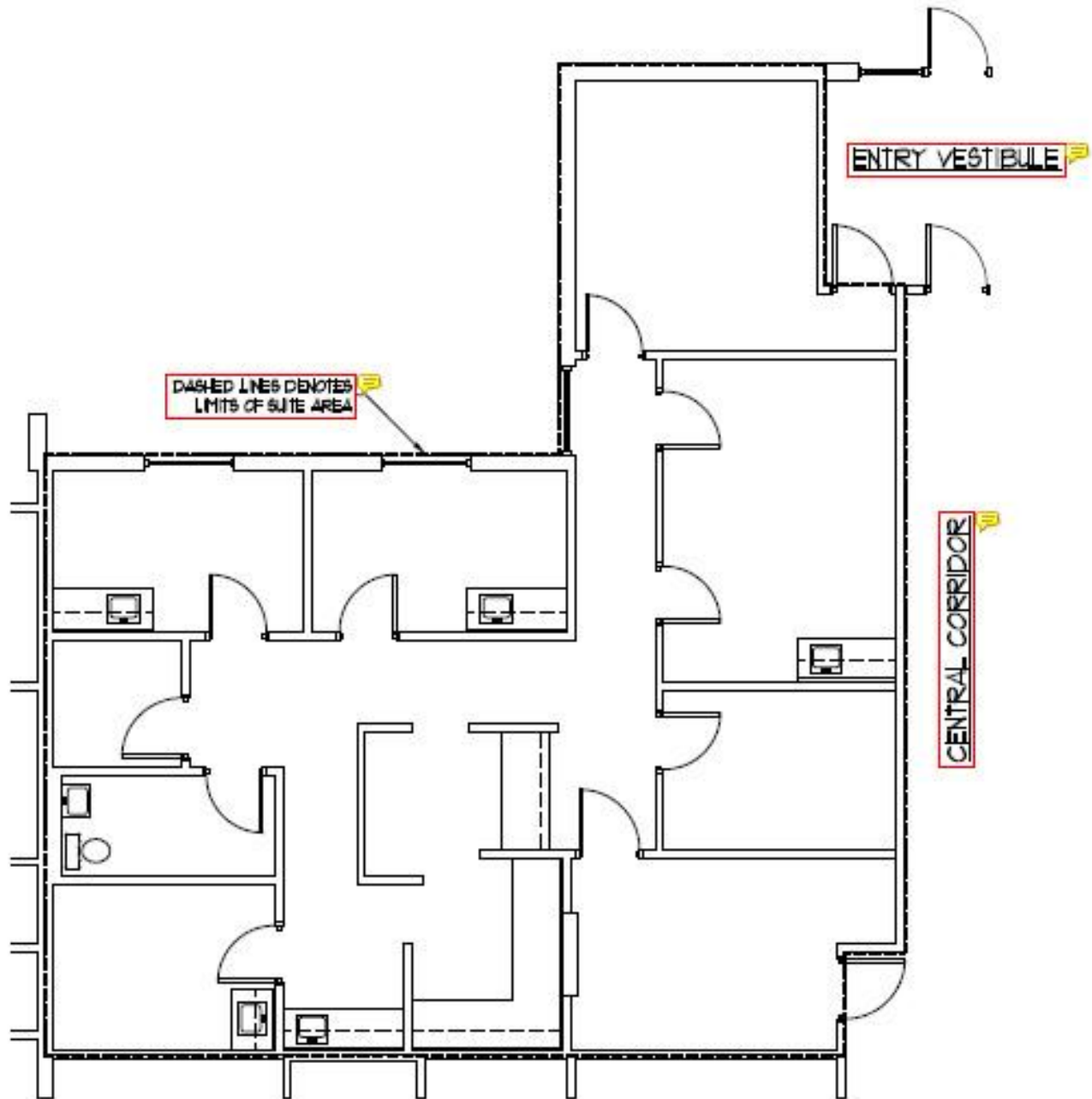
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