

# OFFICE

**FOR LEASE - 1,575 SQ. FT. AVAILABLE**  
**2031 E. GRAND AVE. SUITE 100 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:** Current base year stop included in rent
- **Operating Expenses:** Current base year stop included in rent
- **Lease Price:** \$17.75 sq. ft. modified gross
- **Remarks:** Existing space used for physical therapy. The unit can be adapted to various medical and professional uses.



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 Prices subject to change and listing may be withdrawn without notice.



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**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 SPACE  
2031 E. Grand Avenue Ste. 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:** \$17.75 per sq. ft. modified gross  
**Sale Price:** NFS  
**Taxes:** Current base year stop included in rent  
**Operating Expenses:** Current base year stop included in rent  
**Remarks:** Existing medical space can accommodate a variety of office uses & medical practices and services. Great location close to RJ's Eatery, CVS Pharmacy, McDonalds, Mobil Service Station, Chase Bank and State Bank of the Lakes. Highly visible tenant monument sign fronting Grand Avenue.

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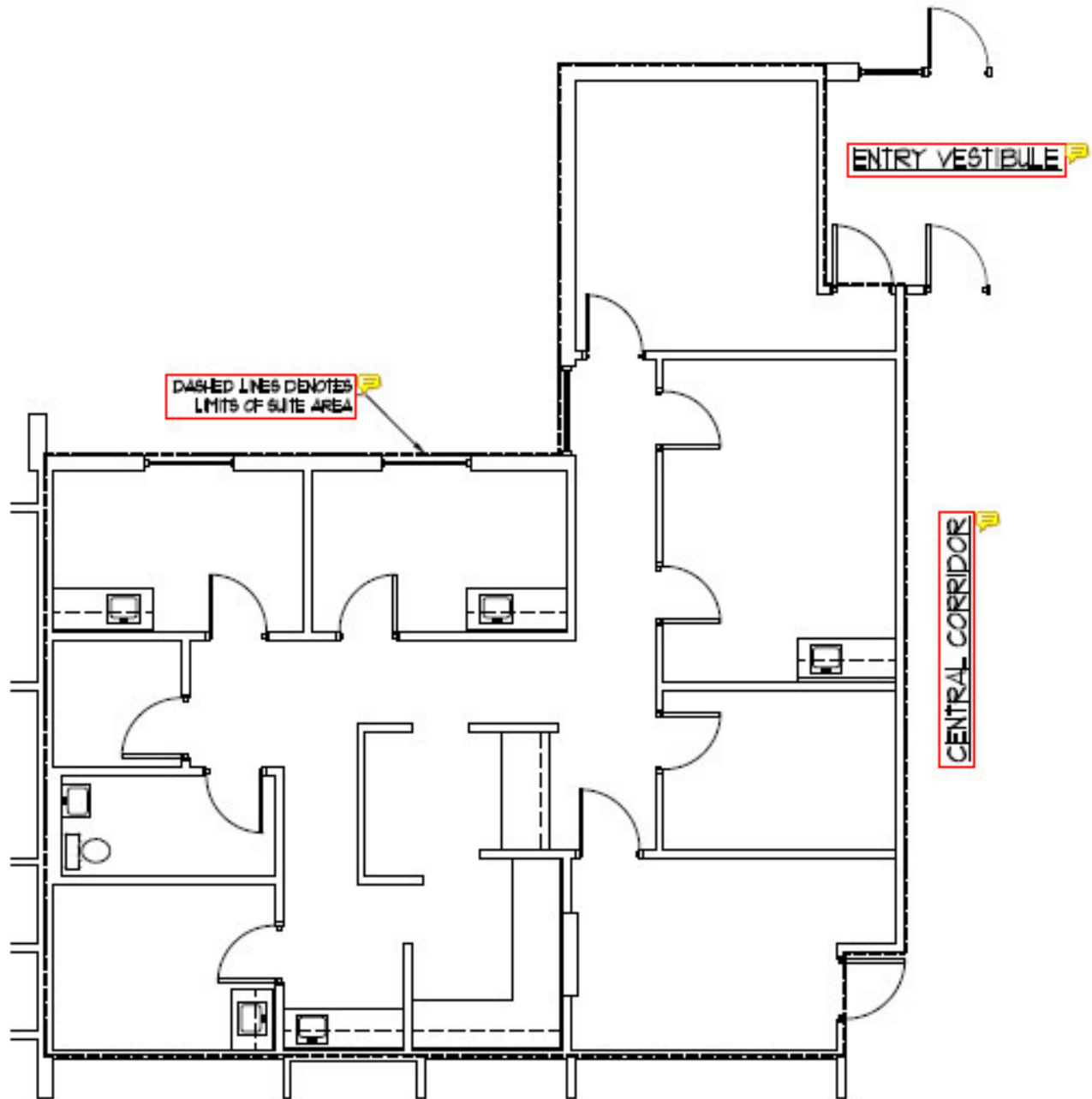


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# Floor Plan - 1,575 Sq. Ft

## Suite 100 2031 E. Grand Ave. Gurnee, Illinois



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