

FOR LEASE
Office Space
Crown Corporate Center
1425 Tri State Parkway, Suite 160
Gurnee, Illinois

Available:	7,306 Sq. Ft.
Building Size:	41,698 Sq. Ft.
Description:	Single-story building with extensive window line. Masonry & Drivit construction.
Parking:	4 per 1,000 Sq. Ft.
Year Built:	1990
Utilities:	Separately Metered
Tenant Improvements:	Negotiable based on floor plan
Lease Price:	\$12.00 per Sq. Ft. Net
Taxes:	\$2.24 per Sq. Ft. (2020 Budget)
Operating Expenses:	\$3.04 per Sq. Ft. (2020 Budget)
Remarks:	Open floor plan, three private offices, conference room, break room, storage closets & IT room. 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.

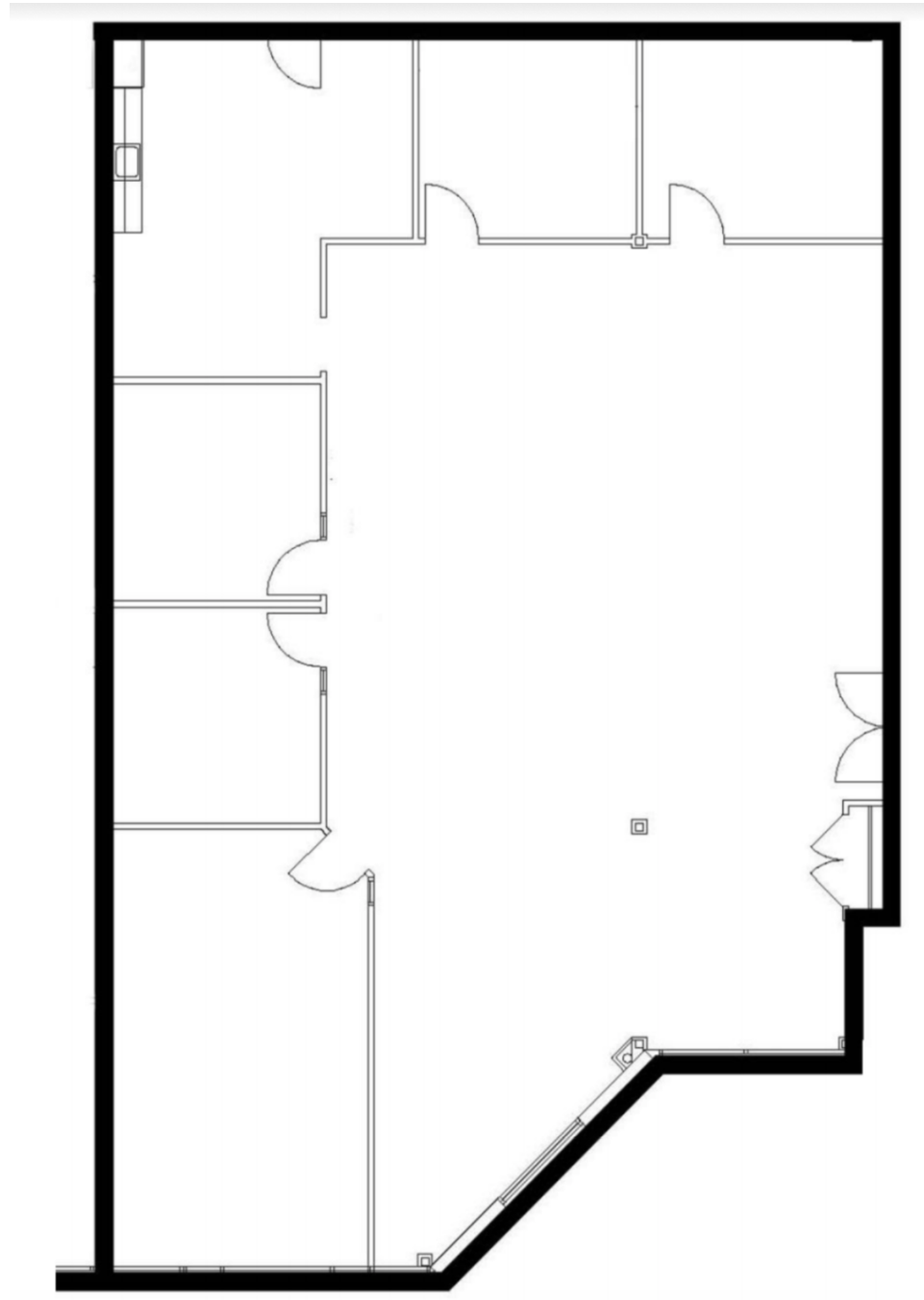
Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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Commercial and Industrial Real Estate
Licensed in Illinois and Wisconsin

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Floor Plan - 3,064 Sq. Ft
Suite 110 1425 Tri State Parkway Gurnee, Illinois



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