

# OFFICE

**FOR SALE OR LEASE - 4,180 SQ. FT.  
1125 N. DELANY ROAD GURNEE, ILLINOIS**



Unique free standing, two story corporate office/professional building in prime location off Route 41 and Delany Road commercial corridor. Excellent condition. Windows provide abundant natural light throughout the interior. Current use is physical therapy. Handicapped accessible. Floor plan can be adapted to a wide variety of uses such as medical, non-profit and professional services such as law, architecture, engineering, counseling, insurance and more. OCCUPANCY 2ND QUARTER 2024.

- **Available:** 4,180 Sq. Ft.
- **Building Size:** 4,180 Sq. Ft.
- **Description:** Vinyl Siding & Brick Trim
- **Lot Size:** .30 Acres
- **Parking:** 14 plus one (1) handicapped space
- **Year Built:** 2001
- **Utilities:** Individually Metered
- **Sale Price:** \$995,000 (\$238 per Sq. Ft. )
- **Lease Price:** \$25.00 Per Sq. Ft. NNN
- **Real Estate Taxes:** \$3.35 Per Sq. Ft. (2022 Actual)
- **Operating Expenses:** \$5.47 per Sq. Ft. (2023 Actual)
- **Remarks:** First floor reception area with six offices/rooms. Second floor open floor plan. Security system, lift to second floor, patio, new fence & new roof.



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 Prices subject to change and listing may be withdrawn without notice.



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**CONTACT: Robert Elbrecht**

**847.360.1375 sales@tristaterealty.com**

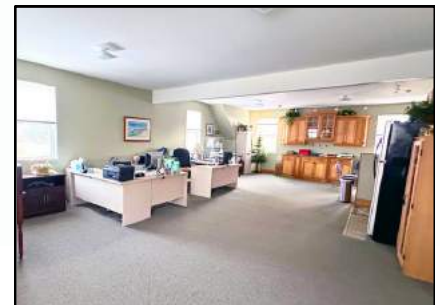
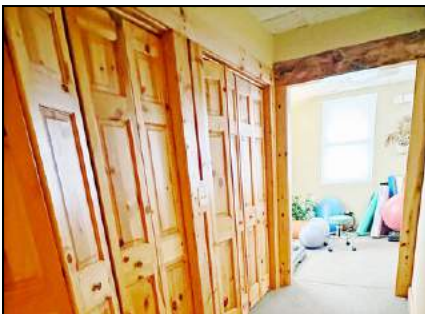
P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

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# OFFICE

INTERIOR PHOTOS  
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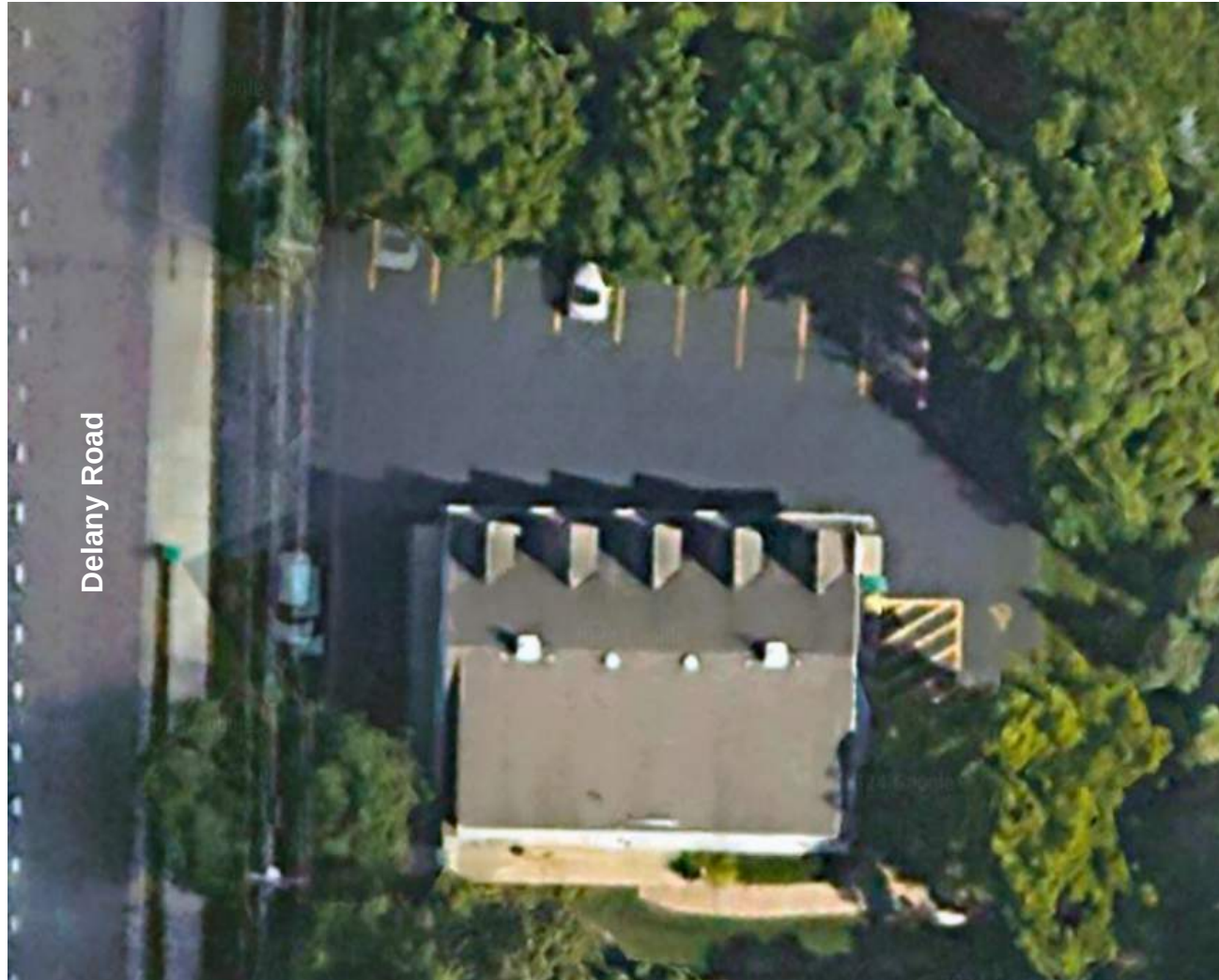
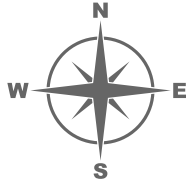
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**AERIAL**  
**4,180 SQ. FT. OFFICE/COMMERCIAL BUILDING**  
**1125 N. DELANY ROAD GURNEE, ILLINOIS**



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**CONTACT: Robert Elbrecht 847.360.1375 [re@tristaterealty.com](mailto:re@tristaterealty.com)**

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**FOR SALE OR LEASE**  
**Office/Professional Building**  
**1125 N. Delany Road Gurnee, Illinois**

<b>Available:</b>	4,180 Sq. Ft.
<b>Building Size:</b>	4,180 Sq. Ft.
<b>Description:</b>	Frame construction with vinyl siding and brick trim
<b>Parking:</b>	14 spaces plus one (1) handicapped
<b>Year Built:</b>	2001
<b>Utilities:</b>	Separately metered
<b>TI Allowance:</b>	Negotiable
<b>Sale Price:</b>	\$995,000 (\$238 per Sq. Ft.)
<b>Lease Price:</b>	\$25 per Sq. Ft. NNN
<b>Taxes:</b>	\$3.35 per sq. Ft. (2022 Actual)
<b>Operating Expenses:</b>	\$5.47 per Sq. Ft. (2023 Actual)
<b>Remarks:</b>	Unique free standing, two story corporate office/professional building in prime location off Route 41 and Delany Road commercial corridor. Excellent condition. Windows provide abundant natural light throughout the interior. Quality interior design with custom knotty pine finishes and specialty lighting. Professionally designed landscaping with uplighting. First floor reception area with six offices/rooms. Second floor open floor plan. Security system, lift to second floor, patio, new fence and new roof. OCCUPANCY 2ND QUARTER 2024.

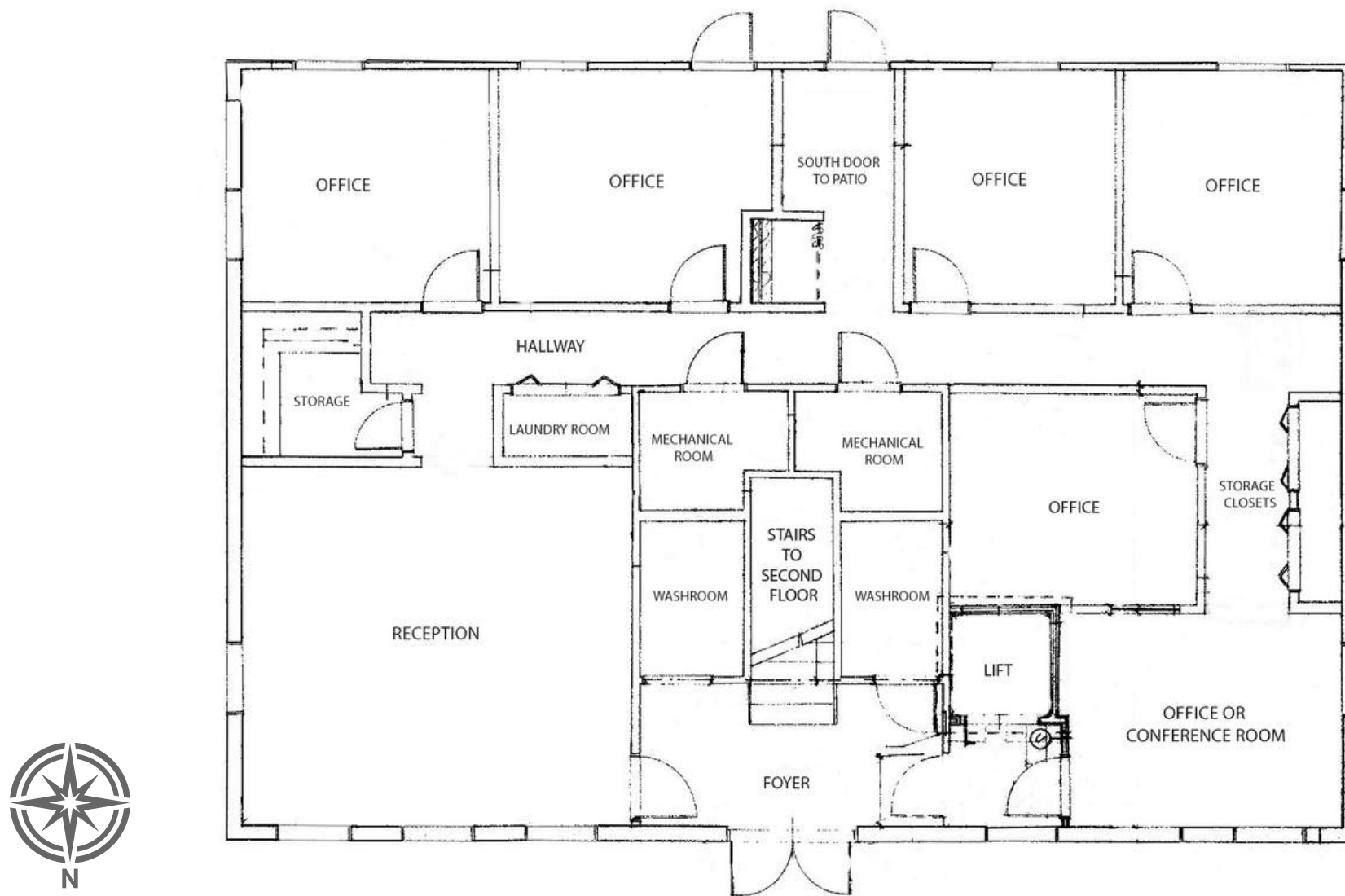
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**FLOOR PLAN - FIRST FLOOR**  
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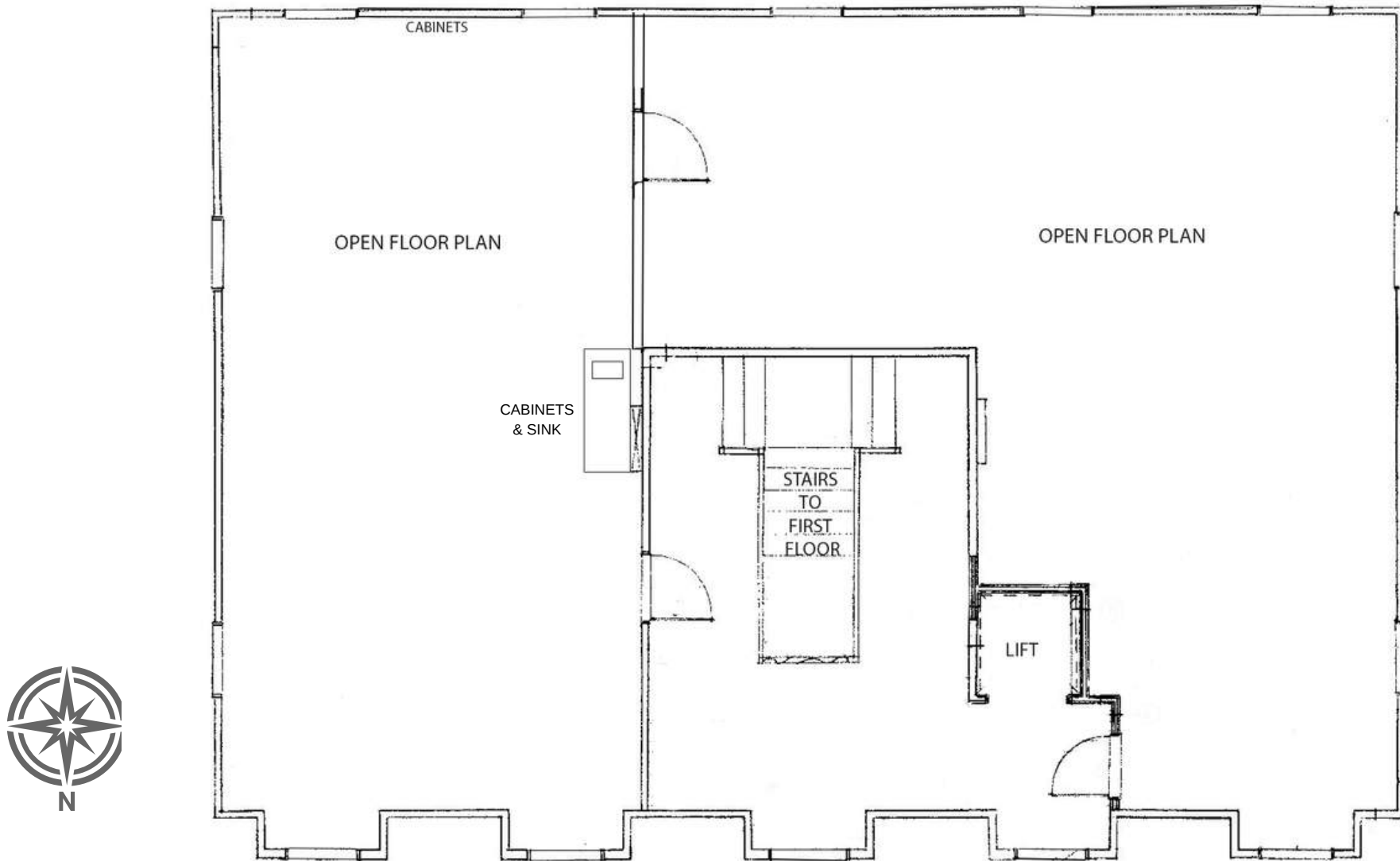
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**FLOOR PLAN - SECOND FLOOR**  
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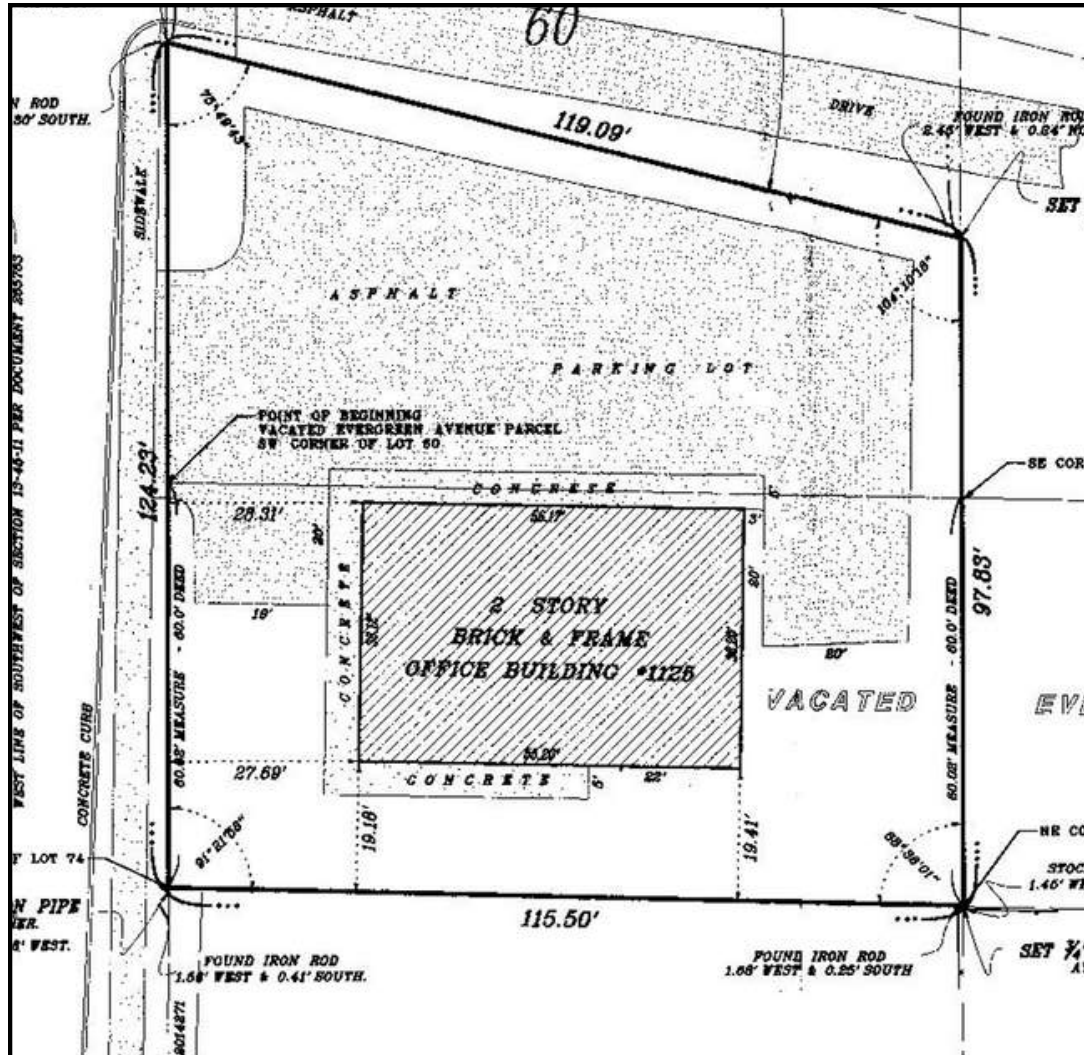
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# PLAT OF SURVEY

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