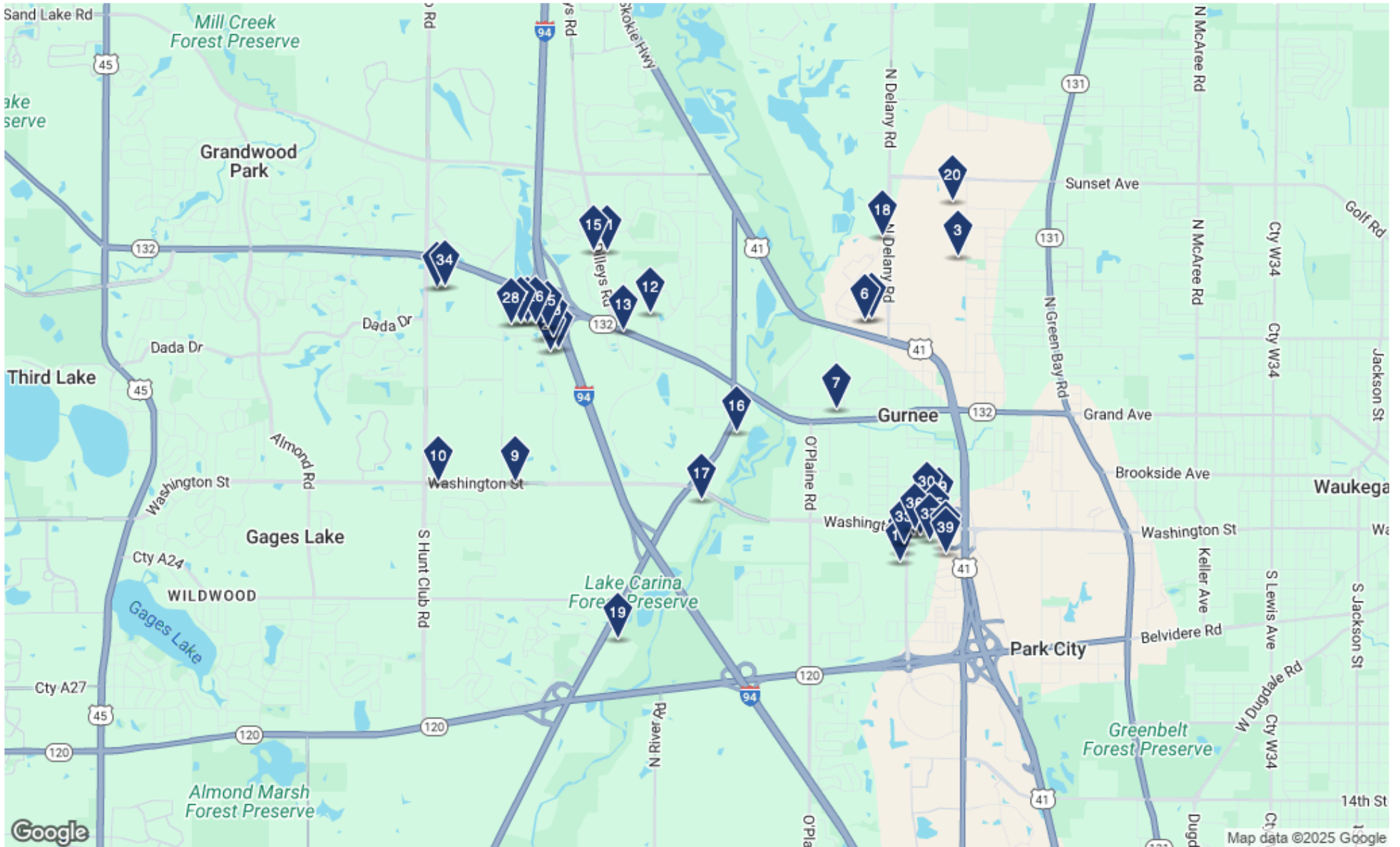


Gurnee Office - Lease Availability



Property Summary

RBA (% Leased)	30,424 SF (70.7%)
Built	2002
Stories	3
Typical Floor	10,141 SF
Tenancy	Multiple
Available	1,486 - 8,902 SF
Max Contiguous	3,685 SF
Asking Rent	Withheld



Property Details

Land Area	1.74 AC (75,794 SF)	Building FAR	0.40
Owner Occupied	No	Zoning	C-2
Parcel	07-16-101-028		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 2	203	Office/Medical	Direct	1,913	1,913	1,913	Withheld	Vacant	5 - 10 Years

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

P 2	202	Office/Medical	Direct	1,846	3,685	3,685	Withheld	Vacant	3 - 5 Years
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

Space has reception/waiting area, six exam rooms, lab, and restroom.

P 2	201	Office/Medical	Direct	1,839	3,685	3,685	Withheld	Vacant	5 - 10 Years
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

P 3	301	Office/Medical	Direct	1,818	1,818	1,818	Withheld	Vacant	Negotiable
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.



1445 N Hunt Club Rd - 1445 Hunt Club Medical Office Building

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 3	303	Office/Medical	Direct	1,486	1,486	1,486	Withheld	Vacant	Negotiable

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

Transportation

Traffic Volume	19,428 on Hunt Club Rd (2022); 38,159 on Gurnee Mills Cir W (2022); 40,117 on Gurnee Mills Cir W (2015); 37,714 on Hunt Club Rd (2015); 2,657 on Grand Ave (2022); 38,159 on Tri State Pkwy (2022); 12,419 on Westbrook Ln (2022); 3,445 on Pvt Access Rd (2015); 38,835 on Gurnee Cir E (2015)
Commuter Rail	Washington St (Grayslake) Station (Ncs)  13 min drive Prairie Crossing Station (Md-North)  12 min drive
Airport	Chicago O'Hare International 42 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (25)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Advocate Condell Outpatient Center	1-3	30,423	8	Feb 2012	-

Showing 1 of 1 Tenants

Property Notes

Hunt Club Medical Office is a premier medical office park at the intersection of Grand and Hunt Club Road in Gurnee, Illinois. This three-building park totals 60,893 square feet of state-of-the-art medical office space and is home to a balanced mix of healthcare specialties. 1425 & 1445 Hunt offer various move-in-ready medical/office suites equipped to support a variety of medical practices and professional users. The Gurnee Imaging Center is located within the park at 1435 Hunt Club Road and provides comprehensive medical diagnostic imaging services. Tenants enjoy ample surface parking, competitive lease packages, proximity to top-tier medical centers, and the reliability of dedicated on-site management and 24/7 maintenance services.

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. Advocate Condell Medical Center boasts the only Level 1 Trauma Center and dedicated pediatric emergency department in Lake County, making it a vital healthcare hub in the region as it provides quality care to residents in the north suburbs of Chicago. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

Hunt Club Medical Office provides a convenient and professional environment for healthcare providers. Owned and managed by Lillibridge, the leader in healthcare real estate, this building offers a seamless blend of convenience, efficiency, and excellence, ensuring your practice can thrive in an exceptional place of care.



3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	14,454 SF (78.1%)
Built	1988
Stories	1
Elevators	None
Typical Floor	13,717 SF
Tenancy	Multiple
Available	1,043 - 3,166 SF
Max Contiguous	2,123 SF
Asking Rent	Withheld
Parking Spaces	76 (5.54/1,000 SF)



Property Details

Land Area	2.06 AC (89,686 SF)	Building FAR	0.16
Owner Occupied	No	Parcel	07-24-300-022

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	G	Office/Medical	Direct	2,123	2,123	2,123	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									
P 1	F	Office/Medical	Direct	1,043	1,043	1,043	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									

Previous Sale



Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	76 Surface Spaces; Ratio of 5.54/1,000 SF
Traffic Volume	10,018 on Cty A22 (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 2,192 on Washington St (2015); 2,623 on Cty A22 (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 1,068 on Cty A22 (2022); 858 on Washington St (2015)
Commuter Rail	Waukegan Station  9 min drive North Chicago Station  10 min drive
Airport	Chicago O'Hare International 40 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (26)





3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Women's Healthcare Group of Illinois	1	5,000	15	Jan 1998	-
UroPartners	1	3,000	8	Apr 2007	-
Straka Dental	1	1,500	10	Dec 2016	-

Showing 3 of 3 Tenants

Property Notes

Gurnee Medical Center at 1-3 & 101-103 S Greenleaf Avenue offers Class A medical office space in the heart of Rancho Bernardo. This 13-building medical complex totals 166,651 square feet, providing a variety of suites ranging in square footage with a generous tenant improvement allowance and flexible terms. Monument and building signage opportunities are available with excellent exposure to Route 41's Washington Street exit. Ample parking can be found throughout the center for staff and patients, with surface lots just steps away from each building entrance. Numerous amenities, dining and shopping options surround the center, including Starbucks, ALDI, Walgreens, LA Fitness, Dunkin', Chipotle, Gurnee Mills, Golf Club at Heather Ridge, and more.

Situated in Gurnee, Gurnee Medical Center is located in a growing area with quick highway connectivity and strong local demographics. Gurnee is a large suburban village in Chicago's North Shore suburbs, located about forty miles from The Loop. Gurnee West Medical Center is incredibly accessible by the area's well-connected web of thoroughfares, including Route 41 and Interstate 94, positioned minutes away. Conveniently located within 15 minutes are two area hospitals, Vista Medical Center and Advocate Condell Medical Center. Well maintained, with incredible accessibility, Gurnee Medical Center is primed to offer ideal medical office space.



3850 Clearview Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA (% Leased)	61,702 SF (92.4%)
Built	1980
Tenancy	Multiple
Available	132 - 4,684 SF
Max Contiguous	840 SF
Asking Rent	\$35.00 SF/yr/NNN
Drive Ins	2 total
Docks	6 exterior
Levelers	None
Parking Spaces	57 (0.75/1,000 SF)



Property Details

Land Area	2.76 AC (120,226 SF)	Building FAR	0.51
Crane	None	Cross Docks	None
Zoning	I-2	Parcel	07-13-103-003 (+2 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
J	Office	Direct	840	840	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
I	Office	Direct	837	837	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
G	Office	Direct	676	676	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
H	Office	Direct	676	676	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
F	Office	Direct	525	525	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
D	Office	Direct	374	374	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
E	Office	Direct	300	300	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
B	Office	Direct	192	192	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
A	Office	Direct	132	132	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
C	Office	Direct	132	132	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									



3850 Clearview Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Previous Sale

Sale Date	12/29/2014	Sale Price	\$775,000 (\$12.56/SF)
Comp ID	3225424	Sale Type	Owner User
Comp Status	Research Complete	Sale Conditions	REO Sale

Seller Broker: Millennium Properties R/E, Inc.: Greg Block (312) 725-9924, Daniel Hyman (312) 338-3003

Transportation

Parking Details	57 Surface Spaces; Ratio of 0.75/1,000 SF		
Traffic Volume	4,363 on Clearview Ct (2022); 2,429 on Cty W27 (2022); 21,630 on N Barberry Ln (2022); 21,761 on Barberry Ln (2015); 22,317 on N Barberry Ln (2022); 20,905 on Barberry Ln (2015); 22,142 on St Paul Ave (2022); 23,118 on St Paul Ave (2015); 22,356 on Porett Dr (2022); 27,000 on Porett Dr (2015)		
Commuter Rail	Waukegan Station		12 min drive
	North Chicago Station		14 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Car-Dependent (22)		
Transit Score ®	Minimal Transit (19)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
StarTrek Lighting	1	13,500	-	Apr 2021	-

Showing 1 of 1 Tenants



222 S Greenleaf St - Greenleaf Professional

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	22,943 SF (43.8%)
Built	1996
Stories	1
Elevators	None
Typical Floor	22,943 SF
Tenancy	Multiple
Available	1,840 - 12,885 SF
Max Contiguous	9,050 SF
Asking Rent	\$15.00 SF/yr/NNN
Parking Spaces	125 (5.00/1,000 SF)



Property Details

Land Area	2.30 AC (100,188 SF)	Building FAR	0.23
Owner Occupied	No	Zoning	C/O1, Gurnee
Parcel	07-24-308-010		

Available Spaces



Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	105	Office/Medical	Direct	9,050	9,050	9,050	\$15.00 NNN	Vacant	Negotiable
Imperial Realty Company: Theron May (773) 736-6461, David Rosenthal (773) 736-6426									
P 1	101	Office/Medical	Direct	1,995	3,835	3,835	\$15.00 NNN	Vacant	Negotiable
Imperial Realty Company: Theron May (773) 736-6461, David Rosenthal (773) 736-6426									

Previous Sale

Sale Date	6/5/2019	Sale Price	\$3,818,600 (\$166.44/SF)
Comp ID	4784118	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	9.2%

Seller Broker: Cornerstone Commercial Partners II, LLC: Peter Karlis (630) 853-1313 X2

Transportation

Parking Details	125 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	10,018 on Cty A22 (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 29,846 on Elm Rd (2015); 14,550 on Greenleaf Ct (2015); 30,041 on N 1st St (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022)
Commuter Rail	Waukegan Station  11 min drive
	North Chicago Station  11 min drive
Airport	Chicago O'Hare International 40 min drive
Walk Score ®	Car-Dependent (41)
Transit Score ®	Some Transit (27)



222 S Greenleaf St - Greenleaf Professional

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Physical Medicine	1	5,500	23	Jul 2000	-
Chhabria Neurological Services	1	3,000	20	Aug 2014	-
Lake County Head & Neck Specialist	1	3,000	20	Jan 1998	-
Lake County Ent	1	1,050	7	Jul 2016	-
Presence Home Care And Hospice	1	500	-	Sep 2022	-

Showing 5 of 8 Tenants

Property Notes

- * Parklike campus with mature landscape
- * Individual practice identity and suite entrance
- * Abundant parking by suite entrances
- * Professional specialty mix including ambulatory services
- * Class A construction throughout
- * Individually controlled HVAC
- * Prominent signage
- * Conveniently located between Route 41 and the Tri-State tollway
- * Low lake county taxes



4201 Grove Ave - Gurnee Center for Com/Ind

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA (% Leased)	14,670 SF (92.8%)
Built	1984
Tenancy	Multiple
Available	1,050 SF
Max Contiguous	1,050 SF
Asking Rent	\$12.00 SF/yr/MG
Clear Height	12'
Drive Ins	3 total/ 10' w x 12' h
Docks	1 exterior
Levelers	None
Parking Spaces	56 (3.82/1,000 SF)



Property Details



Land Area	1.21 AC (52,708 SF)	Building FAR	0.28
Crane	None	Cross Docks	None
Power	200a/ 3p	Zoning	Office/Light Industrial
Parcel	07-14-201-022		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
4183	Office	Direct	1,050	1,050	\$12.00 MG	Vacant	Negotiable	-	-

Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077

Transportation

Parking Details	56 Surface Spaces; Ratio of 3.82/1,000 SF
Traffic Volume	35,108 on N Delany Rd (2015); 36,038 on Cty W27 (2022); 23,077 on Grove Ave (2022); 22,753 on Grove Ave (2015); 6,123 on Grandville Ave (2022); 7,449 on Grandville Ave (2015); 39,355 on St Paul Ave (2015); 24,415 on N Skokie Hwy (2022); 27,000 on Porett Dr (2015); 22,356 on Porett Dr (2022)
Commuter Rail	Waukegan Station  11 min drive North Chicago Station  11 min drive
Airport	Chicago O'Hare International 42 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Minimal Transit (24)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kase Communications	1	2,322	-	Oct 2018	Oct 2027
Maid Pro	1	2,000	13	Feb 2022	-
Country Financial	1	1,500	-	Jun 2022	-
Krimson Security & Finger Printing	1	500	-	Mar 2024	-



4201 Grove Ave - Gurnee Center for Com/Ind

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Domestic Uniform Rental	1	-	9	Jul 2016	-

Showing 5 of 6 Tenants

Property Notes

The Gurnee Center of Commerce and Industry is conveniently located right off Route 41.

- * Separate utilities
- * Shared docks



4249 Grove Ave - Atrium

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	23,927 SF (79.0%)
Built	1998
Stories	1
Elevators	None
Typical Floor	23,927 SF
Tenancy	Multiple
Available	990 - 6,852 SF
Max Contiguous	1,825 SF
Asking Rent	\$12.00 SF/yr/MG





Property Details

Land Area	1.00 AC (43,560 SF)	Building FAR	0.55
Owner Occupied	No	Parcel	07-14-204-006

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	4207-09	Office	Direct	1,825	1,825	1,825	\$12.00 MG	30 Days	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4203-05	Office	Direct	1,525	1,525	1,525	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4217	Office	Direct	1,285	1,285	1,285	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4241-43	Office	Direct	1,227	1,227	1,227	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4223	Office	Direct	990	990	990	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									

Transportation

Parking Details	Ratio of 2.33/1,000 SF
Traffic Volume	35,108 on N Delany Rd (2015); 36,038 on Cty W27 (2022); 23,077 on Grove Ave (2022); 22,753 on Grove Ave (2015); 39,355 on St Paul Ave (2015); 24,415 on N Skokie Hwy (2022); 6,123 on Grandville Ave (2022); 7,449 on Grandville Ave (2015); 27,000 on Porett Dr (2015); 22,356 on Porett Dr (2022)
Commuter Rail	Waukegan Station  15 min drive North Chicago Station  15 min drive
Airport	Chicago O'Hare International 41 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (25)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eder, Casella & Co.	1	2,000	40	Jan 1998	-





4249 Grove Ave - Atrium

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Edward Jones	1	1,500	10	Feb 2015	-
SureCare Home Health	1	990	-	Nov 2007	-
Root Engineering Service	1	600	3	Jul 2010	-
Robert A Monahan Esquire	1	450	3	Jul 2016	-

Showing 5 of 6 Tenants

Property Notes

Route 41 Visibility; Lush Landscaping; Atrium Setting.



4343 Old Grand Ave - Viking Professional Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	20,522 SF (68.2%)
Built/Renovated	1978/2018
Stories	2
Elevators	Yes
Typical Floor	12,259 SF
Tenancy	Multiple
Available	391 - 6,523 SF
Max Contiguous	2,616 SF
Asking Rent	\$15.60 - 18.41 SF/yr
Parking Spaces	112 (5.46/1,000 SF)



Property Details

Land Area	3.48 AC (151,589 SF)	Building FAR	0.14
Owner Occupied	No	Zoning	CS-3, Gurnee
Parcel	07-23-200-081		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	100	Office	Direct	2,616	2,616	2,616	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	103	Office	Direct	1,211	1,211	1,211	\$15.60 MG	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	209	Office	Direct	1,060	1,060	1,060	\$17.00 MG	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	205	Office	Direct	391	391	391	\$18.41 FS	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
Smaller 1 to 2 person office available for \$600.00 per month total									

Previous Sale

Sale Date	11/5/2012	Sale Price	\$262,000 (\$12.77/SF)
Comp ID	2624618	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	REO Sale

Seller Broker: National Realty Network: Patrice Marks (847) 409-7983

Transportation

Parking Details	112 Surface Spaces; Ratio of 5.46/1,000 SF
Traffic Volume	16,657 on N Oplaine Rd (2015); 16,268 on Cty W20 (2022); 5,000 on Depot Rd (2019); 9,298 on Depot Rd (2022); 13,600 on Cty W20 (2019); 18,754 on N Oplaine Rd (2015); 8,468 on Old Grand Ave (2022); 8,468 on State Hwy132 (2022); 10,183 on State Rte 132 (2015); 1,290 on Drexel Ave (2022)



4343 Old Grand Ave - Viking Professional Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Commuter Rail	Waukegan Station	12 min drive
	North Chicago Station	13 min drive
Airport	Chicago O'Hare International	42 min drive
Walk Score ®	Car-Dependent (46)	
Transit Score ®	Some Transit (27)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Full Mouth Rehabilitation Center	1	1,500	-	Nov 2019	-
Grand Dental Care LTD	2	900	6	Jul 2016	-
Co-op Partners in Therapy	1	500	4	Jan 2022	-
Country Financial	2	500	6	Jun 2022	-
Adore Essence	2	400	2	Aug 2019	-

Showing 5 of 6 Tenants

Property Notes

- New Owners Modernizing Entire Building
- Existing Office, Medical & Dental Configurations
- Great Rte. 132 Visibility (Grand Ave.)
- 100+ Parking Spaces
- Less Than 10 Minutes to Condell Medical Center, Vista Medical Center, Lake Forest Hospital
- \$12- \$14/RSF/NNN Suites

Property Summary

RBA (% Leased)	43,224 SF (100%)
Built	2001
Stories	1
Elevators	None
Typical Floor	43,224 SF
Tenancy	Multiple
Available	8,921 SF
Max Contiguous	8,921 SF
Asking Rent	\$12.00 SF/yr/N
Parking Spaces	259 (5.99/1,000 SF)



Property Details

Land Area	4.42 AC (192,535 SF)	Building FAR	0.22
Owner Occupied	No	Zoning	OIP
Parcel	07-16-401-068		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	TBD	Office	Direct	8,921	8,921	8,921	\$12.00 N	30 Days	3 - 5 Years

Tri-State Realty, Inc.: Robert Elbrecht (847) 360-1375

Prime location within Grand Tri State Business Park at I-94 Tri State Tollway & Grand Ave (Route 132). Minutes to hotels, banks, credit unions, PACE bus, day care and restaurants. Previous use as call center; however the space easily adapts to corporate office, counseling office, educational uses, professional offices (attorneys, architects, engineers), some light medical uses or community/non-profit organizations.

Previous Sale

Sale Date	4/2/2024	Sale Price	\$6,000,000 (\$138.81/SF)
Comp ID	6713886	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	259 Surface Spaces; Ratio of 5.99/1,000 SF		
Traffic Volume	6,707 on Not Available (2020); 88,699 on Grand Ave (2022); 26,793 on I- 94 (2022); 25,267 on N Dilleys Rd (2022); 40,484 on I- 94 (2022); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 21,100 on I- 94 (2017); 92,267 on Washington St (2022); 38,159 on I- 94 (2022)		
Commuter Rail	Prairie Crossing Station (Md-North) 🚉		13 min drive
	Prairie Crossing Station (Ncs) 🚉		15 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (18)		
Transit Score ®	Some Transit (25)		



6021 Washington St

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	10,000 SF (81.0%)
Built	2018
Stories	1
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	1,898 SF
Max Contiguous	1,898 SF
Asking Rent	\$22.00 SF/yr/MG
Parking Spaces	30 (3.00/1,000 SF)



Property Details

Land Area	0.23 AC (10,019 SF)	Building FAR	1.00
Slab to Slab	10'	Owner Occupied	No
Zoning	C-2	Parcel	07-21-401-011



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	B	Office	Direct	1,898	1,898	1,898	\$22.00 MG	Vacant	Negotiable

Real Broker LLC: Daniel Winkowski (630) 423-5891, Robb Satten (630) 423-5891

This beautifully 2018 built property located in the South East corner of Washington and Cemetery rd. offers a vacant unit for lease. Location is right around the corner of the world known Great American Six Flags. With 1,898 sqft space offering a clean and classy look with it's hardwood flooring as you enter the reception area and the whole space is pretty much up to date and ready for move in with just a fresh coat of paint to match your business ambiance. Additional bonus is the high traffic count, giving good exposure for tenants or commercial stores.

Transportation

Parking Details	30 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	1,975 on W Orchard Valley Dr (2022); 17,416 on Churchill Ln (2022); 20,104 on Tri State Pkwy (2015); 17,883 on I- 94 (2022); 19,268 on N Hunt Club Rd (2022); 17,198 on Gurnee Glen (2015); 15,565 on W Gurnee Gln (2022); 19,525 on Washington St (2022); 50,900 on Washington St (2018); 92,267 on Washington St (2022)
Commuter Rail	Prairie Crossing Station (Md-North)  11 min drive Prairie Crossing Station (Ncs)  12 min drive
Airport	Chicago O'Hare International 43 min drive
Walk Score ®	Car-Dependent (23)
Transit Score ®	Minimal Transit (24)



6475 Washington St - Hunt Club Professional Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	15,088 SF (86.0%)
Built	2000
Stories	1
Elevators	None
Typical Floor	15,088 SF
Tenancy	Multiple
Available	2,112 SF
Max Contiguous	2,112 SF
Asking Rent	\$17.00 SF/yr/NNN
Parking Spaces	60 (4.64/1,000 SF)



Property Details

Land Area	1.74 AC (75,794 SF)	Building FAR	0.20
Owner Occupied	No	Zoning	C-2
Parcel	07-21-301-067		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	100	Office	Direct	2,112	2,112	2,112	\$17.00 NNN	Vacant	Negotiable

Coldwell Banker Commercial Realty: Paul Proano (312) 860-4043

Unit 100 offers 2,312 sq. ft. of fully renovated office space designed for both functionality and style. Recent updates include neutral-tone painted walls, new ceiling tiles, and durable vinyl flooring. The unit features four private offices, a reception area with a built-in counter, and is fully ADA-compliant with separate men's and women's restrooms. Safety features include a wet sprinkler system and updated fire extinguishers. Energy-efficient LED lighting provides bright, cost-effective illumination throughout the space. Additionally, the unit includes three installed sinks with cabinetry. The property also features backlit signage for excellent visibility and a professional exterior presence.

Landlord is responsible for Water and Garbage. Tenant responsible for all other utilities and CAM. Landlord will assist with buildout costs.

For Sale Summary

Asking Price	\$3,150,000 (\$208.78/SF)	Status	Active
Cap Rate	6.6%	Sale Type	Investment
RBA (% Leased)	15,088 SF (86.0%)	Land	1.74 AC
Built	2000	On Market	481 Days
Last Update	January 18, 2025	Sale Conditions	Lease Option

Coldwell Banker Commercial Realty: Paul Proano (312) 860-4043

Transportation

Parking Details	60 Surface Spaces; Ratio of 4.64/1,000 SF
Traffic Volume	19,268 on N Hunt Club Rd (2022); 17,198 on Gurnee Glen (2015); 15,565 on W Gurnee Gln (2022); 19,525 on Washington St (2022); 19,497 on N Hunt Club Rd (2022); 17,416 on Churchill Ln (2022); 1,975 on W Orchard Valley Dr (2022); 22,380 on White Oak Ln (2015); 15,414 on W Tiger Tail Ct (2015); 15,254 on Hunt Club Rd (2022)





6475 Washington St - Hunt Club Professional Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Commuter Rail	Prairie Crossing Station (Md-North) 	9 min drive
	Prairie Crossing Station (Ncs) 	11 min drive
Airport	Chicago O'Hare International	42 min drive
Walk Score ®	Car-Dependent (19)	
Transit Score ®	Minimal Transit (24)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hupy and Abraham S.C.	1	2,600	20	Apr 2017	-
Brightstar	1	2,115	-	May 2024	Apr 2027
Bradley C. Rule, D.D.S.	1	1,200	7	Feb 2001	-
Clinical Investigation Specialists, Inc.	1	1,000	11	Oct 2020	Oct 2027
Overhead Garage Door Repair	1	500	-	Sep 2024	-

Showing 5 of 5 Tenants

Property Notes

Excellent professional office space for medical or other professional. Suite 104 is currently built out for chiropractor with waiting area, business area, kitchen, lab, supplies, storage, 4 treatment rooms and 1 lg. office. Ideal for law office

Hunt Club Professional Building is a nice mix use office building with some medical, dental and other professional groups. A one story building with ample parking and an ambiance shown of a professional building. Ownership takes great pride in its building with hands on property management and detail to common areas both inside and out.

Located at Hunt Club Road and Washington Street in Gurnee with easy access to shopping, restaurants, hotels and I-94. 5 minutes to Gurnee Mills and Great America. An ideal location for an established business or a newly formed business



1741-1761 N Dilleys Rd - Bellewater Place

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	30,000 SF (88.8%)
Built	2020
Stories	2
Elevators	Yes
Typical Floor	13,750 SF
Tenancy	Multiple
Available	250 - 3,350 SF
Max Contiguous	3,100 SF
Asking Rent	Withheld



Property Details

Land Area	10.47 AC (456,073 SF)	Building FAR	0.07
Owner Occupied	No	Parcel	07-15-100-126 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	Bellewater Suites	Office	Direct	250	250	250	Withheld	Vacant	Negotiable

Marling Management, Inc.: Mike Marling (847) 249-8322

Mini Office Center. Bellewater Suites - 1 and 2 person offices with shared waiting, break and conference room. Utilities included. Sq. footage is approximate. /Estimated

P 2	213-216	Office	Direct	305 - 3,100	3,100	3,100	Withheld	Vacant	Negotiable
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Marling Management, Inc.: Mike Marling (847) 249-8322

Very flexible size range from unit 213-216 from 305sf up to 3,100sf.

Transportation

Traffic Volume	7,487 on Nations Dr (2022); 1,473 on Not Available (2020); 26,793 on I- 94 (2022); 63,321 on Grand Ave (2022); 25,267 on N Dilleys Rd (2022); 7,201 on Stearns School Rd (2022); 40,484 on I- 94 (2022); 88,699 on Grand Ave (2022); 21,100 on I- 94 (2017); 30,274 on Spruce St (2015)								
Commuter Rail	Washington St (Grayslake) Station (Ncs)								16 min drive
	Prairie Crossing Station (Md-North)								14 min drive
Airport	Chicago O'Hare International								42 min drive
Walk Score ®	Somewhat Walkable (51)								
Transit Score ®	Minimal Transit (23)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Country Financial	2	3,800	25	Nov 2020	-



1741-1761 N Dilleys Rd - Bellewater Place

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
State Farm	Unk	1,300	9	Apr 2022	-

Showing 2 of 2 Tenants

Property Notes

Gurnee's newest office development, Bellewater Place, offers tailored suites enveloped by premier retail and entertainment destinations in reach of two major metros. The newly constructed building presents elegant common areas, eye catching architecture and brilliant finishes that underscore units in which businesses can fully design space to meet individual needs. Common conference facilities as well as first and second floor signage banners on the building are available for all tenants. Additionally, most first floor suites will feature common area as well as private exterior entrances to provide a level of exclusivity. Businesses can occupy suites ranging in size from 430 to 14,160 square feet, making the building perfect for small operations and organizations needing full floors. Located in an area boasting an average household income of \$106,449 within a mile of the property, Bellewater Place is directly across from Great Wolf Lodge Water Park, less than a mile to Six Flags Great America, and within a 6-minute drive of Gurnee Mills, a renowned retail destination that features recognizable brands and a host of factory outlets. Commuters will also find that they have direct access to I-94 and are equidistant to Milwaukee and Chicago, which are a 45-minute drive to the north and south, respectively. Bellewater Place at 1741 – 1761 Dilleys Road is an ideal destination for businesses in need of newly constructed and customizable offices at the heart of Gurnee.



5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	61,500 SF (38.2%)
Built	1995
Tenancy	Multiple
Available	5,000 - 38,000 SF
Max Contiguous	19,000 SF
Asking Rent	Withheld
Parking Spaces	310 (5.04/1,000 SF)



Property Details

Land Area	4.92 AC (214,315 SF)	Building FAR	0.29
Zoning	C-1	Parcel	07-15-106-005
Docks	3 exterior; 1 interior		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Office	Direct	5,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

Vemuri LLC: Sudhir Vemuri (813) 399-7935

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	GLA (% Leased)	61,500 SF (38.2%)
Land	4.92 AC	Built	1995
On Market	264 Days	Last Update	December 11, 2024

Vemuri LLC: Sudhir Vemuri (515) 779-7239

Previous Sale

Sale Date	8/31/2022	Sale Price	\$2,884,000
Comp ID	6136108	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Auction Sale

Seller Broker: JLL: Michael Nieder (312) 300-7291, Clinton Mitchell (409) 554-4385

Transportation

Parking Details	310 Surface Spaces; Ratio of 5.04/1,000 SF
Traffic Volume	30,214 on N Juniper St (2015); 30,628 on N Juniper St (2015); 30,274 on Spruce St (2015); 30,857 on Elsie Ave (2015); 30,734 on Elsie Ave (2015); 25,267 on N Dilleys Rd (2022); 25,267 on Fuller Rd (2022); 7,487 on Nations Dr (2022); 1,354 on Not Available (2020); 26,793 on I- 94 (2022)



5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Commuter Rail	Waukegan Station	14 min drive
	Prairie Crossing Station (Md-North)	13 min drive
Airport	Chicago O'Hare International	42 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (26)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ryse Athletic Club	1	13,000	7	Jun 2022	-
JC Licht	1	6,000	10	Apr 2005	-
Ichiban Japanese Steakhouse	1	5,100	3	Apr 2005	-
Army National Guard Recruiting Center	1	2,472	1	Jan 2021	-
Royal Thai Restaurant	1	2,000	10	Jun 2018	-

Showing 5 of 5 Tenants

Property Notes

* 4/98 building sold to an undisclosed buyer

* The building has:

- 17 foot clear ceilings
- 1 overhead door with a bay size of 8' x 12'
- Gas heat



Property Summary

RBA (% Leased)	11,320 SF (100%)
Built	1997
Stories	1
Typical Floor	11,320 SF
Tenancy	Multiple
Available	2,005 - 4,205 SF
Max Contiguous	2,200 SF
Asking Rent	Withheld



Property Details

Owner Occupied	No	Zoning	C-B1, Gurnee
Parcel	07-15-300-037 (+5 more)		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	104	Office	Direct	2,200	2,200	2,200	Withheld	30 Days	Negotiable

Marling Management, Inc.: Mike Marling (847) 249-8322

Great location off of busy Grand Ave with fantastic visibility and exposure (second unit in from Grand Ave). Flexible delivery date.

P 1	101	Office	Direct	2,005	2,005	2,005	Withheld	30 Days	Negotiable
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Marling Management, Inc.: Mike Marling (847) 249-8322

Transportation

Traffic Volume	30,274 on Spruce St (2015); 30,214 on N Juniper St (2015); 25,267 on N Dilleys Rd (2022); 30,628 on N Juniper St (2015); 30,857 on Elsie Ave (2015); 1,354 on Not Available (2020); 30,734 on Elsie Ave (2015); 26,793 on I- 94 (2022); 7,487 on Nations Dr (2022); 88,699 on Grand Ave (2022)								
Commuter Rail	Waukegan Station 								13 min drive
	Prairie Crossing Station (Md-North) 								13 min drive
Airport	Chicago O'Hare International								41 min drive
Walk Score ®	Somewhat Walkable (55)								
Transit Score ®	Some Transit (26)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lake County, IL CVB	1	1,000	7	Aug 2010	-
Goshgarian Orthodontics	1	900	6	Jul 2016	-
Geraci Law	1	800	-	Jan 2021	-
Bradley Counseling Center	1	400	17	Mar 2009	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
G Allendale Association	1	-	4	Aug 2020	-

Showing 5 of 5 Tenants



310 S Greenleaf Ave - Bldg II

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	22,416 SF (92.4%)
Built	1997
Stories	1
Typical Floor	22,416 SF
Tenancy	Multiple
Available	1,700 SF
Max Contiguous	1,700 SF
Asking Rent	Withheld
Parking Spaces	104 (4.64/1,000 SF)



Property Details

Land Area	1.97 AC (85,813 SF)	Building FAR	0.26
Owner Occupied	No	Zoning	C-7, Park City
Parcel	07-25-122-001		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	207	Office	Direct	1,700	1,700	1,700	Withheld	Vacant	Negotiable

CapRock Real Estate: Brian Goldman (312) 257-3252, Tom Eilers (312) 257-3250

8 private offices, 1 bathroom, reception area

Previous Sale

Sale Date	9/15/2015	Sale Price	\$4,800,000 (\$214.13/SF)
Comp ID	3402738	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.9%

Buyer Broker: Marcus & Millichap: David Tarnoff (847) 212-4589

Seller Broker: Marcus & Millichap: David Tarnoff (847) 212-4589

Transportation

Parking Details	104 Surface Spaces; Ratio of 4.64/1,000 SF		
Traffic Volume	10,018 on Cty A22 (2022); 14,550 on Greenleaf Ct (2015); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 29,846 on Elm Rd (2015); 30,041 on N 1st St (2022); 14,303 on Lake Park Ave (2015); 27,839 on Frontage Rd (2015)		
Commuter Rail	Waukegan Station		11 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		40 min drive
Walk Score ®	Car-Dependent (22)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eye Care Ctr Of Lake County	1	5,600	20	Nov 2014	-
Delany Dental	1	4,592	11	Nov 2014	-
Delany Chiropractic Center	1	1,200	8	Jul 2016	-
Envision Psychological Services	1	600	4	Jul 2016	-
I Hate Cpap Llc	1	600	4	Sep 2016	-

Showing 5 of 7 Tenants



1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	45,000 SF (76.9%)
Built	2000
Stories	2
Elevators	None
Typical Floor	22,500 SF
Tenancy	Multiple
Available	125 - 10,410 SF
Max Contiguous	2,200 SF
Asking Rent	Withheld
Parking Spaces	300 (6.67/1,000 SF)



Property Details

Land Area	6.05 AC (263,538 SF)	Building FAR	0.17
Owner Occupied	No	Zoning	Commercial
Parcel	07-15-111-001		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	1800-116	Office	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	1800-119	Office	Direct	425	425	425	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	HH Suites	Office	Direct	125 - 200	200	200	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
Single small office with window and access to common conference room, waiting area, break area and more.									
P 2	1790-210-211	Office	Direct	2,200	2,200	2,200	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	1800-215	Office	Direct	1,685	1,685	1,685	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	204	Office	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	1800-206	Office	Direct	1,140	1,140	1,140	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
Corner unit with lots of windows, storage area, 3 large spacious offices, waiting and open area.									
P 2	1790-215	Office	Direct	825	825	825	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	203	Office	Direct	690	690	690	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									





1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	300 Surface Spaces; Ratio of 6.67/1,000 SF		
Traffic Volume	7,487 on Nations Dr (2022); 1,473 on Not Available (2020); 63,321 on Grand Ave (2022); 26,793 on I- 94 (2022); 40,484 on I- 94 (2022); 88,699 on Grand Ave (2022); 21,100 on I- 94 (2017); 7,201 on Stearns School Rd (2022); 25,267 on N Dilleys Rd (2022); 38,159 on I- 94 (2022)		
Commuter Rail	Washington St (Grayslake) Station (Ncs) 		16 min drive
	Prairie Crossing Station (Md-North) 		14 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (46)		
Transit Score ®	Minimal Transit (23)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Citywide Title Company	2	1,700	11	Nov 2018	-
Thrivent Financial	2	1,638	11	Nov 2014	-
North American Title Company	1	1,525	10	Oct 2019	-
Complete Clinics	1	1,500	10	Aug 2010	-
The Law Office of Judy K. Maldonado	2	1,245	8	Mar 2018	-

Showing 5 of 26 Tenants

Property Notes

Preleasing



501 N Riverside Dr - Windsor Court Off Ctr I

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	22,000 SF (100%)
Built	1996
Stories	2
Elevators	1 passenger
Typical Floor	12,000 SF
Tenancy	Multiple
Available	175 - 8,790 SF
Max Contiguous	2,440 SF
Asking Rent	Withheld
Parking Spaces	20 (0.91/1,000 SF)



Property Details

Land Area	1.44 AC (62,726 SF)	Building FAR	0.35
Core Factor	8%	Owner Occupied	No
Zoning	COMMR	Parcel	07-22-203-003

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	501-117	Office	Sublet	2,440	2,440	2,440	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	117	Office	Sublet	1,600	1,600	1,600	Withheld	30 Days	Thru Jul 2025
Colliers: Thomas Berarducci (312) 777-2623									
Space available for sublease.									
P 1	114	Office	Sublet	1,100	1,100	1,100	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	501-110	Office	Sublet	400	400	400	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	Wind-sor Suites	Office	Sublet	175 - 300	300	300	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
1 to 2 person office suites in the Windsor Suites mini office center. Access to shared waiting, conference and break rooms. Freshly remodeled, low monthly rents and simple lease programs.									
P 2	501-202	Office	Sublet	1,600	1,600	1,600	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	501-215	Office	Sublet	800	800	800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	495-206	Office	Sublet	550	550	550	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									



501 N Riverside Dr - Windsor Court Off Ctr I

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	20 Surface Spaces; Ratio of 0.91/1,000 SF		
Traffic Volume	19,147 on Milwaukee Ave (2022); 18,085 on N Riverside Dr (2015); 19,147 on South Rd (2022); 7,713 on Grand Ave (2022); 5,150 on Grand Ave (2019); 13,900 on Grand Ave (2019); 22,799 on Milwaukee Ave (2022); 18,800 on Milwaukee Ave (2019); 30,125 on Grand Ave (2015); 14,690 on Grand Ave (2022)		
Commuter Rail	Waukegan Station		13 min drive
	North Chicago Station		13 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (47)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Chicago Title Insurance Company	1	2,500	4	Jun 2018	-
Palabe & Associates	1	1,800	12	Jul 2016	-
Anatoly Arber, M.D.	2	1,500	-	Jun 2018	-
Aspire Counseling Consulting And Creative Solution	1	1,500	-	Jun 2018	-
Blair Financial Marketing	2	1,500	-	Jun 2018	-

Showing 5 of 18 Tenants

Property Notes

The building's features include tenant HVAC, proximity to public transportation, and handicap accessibility.



5101 Washington St - Saratoga Square

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	113,170 SF (94.5%)
Built	1990
Tenancy	Multiple
Available	200 - 6,225 SF
Max Contiguous	1,750 SF
Asking Rent	Withheld
Parking Spaces	381 (3.50/1,000 SF)
Frontage	280' on Milwaukee Ave
Frontage	287' on Washington St





Property Details

Land Area	6.57 AC (286,102 SF)	Building FAR	0.40
Zoning	Commercial	Parcel	07-22-400-026 (+1 more)
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	16	Office/Retail	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	Sarato-ga Suites	Office	Direct	200 - 300	300	300	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	2I	Office	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 2	2D	Office	Direct	625	625	625	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									

Transportation

Parking Details	381 Surface Spaces; Ratio of 3.50/1,000 SF		
Traffic Volume	15,600 on Cty W20 (2019); 18,842 on Woodlake Blvd (2015); 12,952 on Washington St (2022); 19,781 on Milwaukee Ave (2022); 20,433 on Woodlake Blvd (2015); 18,997 on Cty W20 (2022); 20,657 on I- 94 (2015); 18,085 on N Riverside Dr (2015); 2,836 on Not Available (2020); 15,669 on I- 94 (2022)		
Frontage	280' on Milwaukee Ave; 287' on Washington St		
Commuter Rail	Libertyville Station 		10 min drive
	Waukegan Station 		13 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (40)		
Transit Score ®	Some Transit (26)		



5101 Washington St - Saratoga Square

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Arosa	Unk	56,585	377	May 2023	-
AccuVISION	1	5,000	6	Jun 2019	-
The Chocolate Sanctuary	1	5,000	10	Jan 2015	-
East Meets West Therapeutics	1	3,775	2	Apr 2019	-
Chicago Title Insurance Company	Unk	3,500	-	Sep 2022	-

Showing 5 of 31 Tenants

Property Notes

- * High traffic location
- * Upscale specialty shops and professional offices/services



1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	27,310 SF (76.2%)
Built/Renovated	1990/2017
Tenancy	Multiple
Available	1,200 - 6,500 SF
Max Contiguous	3,300 SF
Asking Rent	\$10.00 SF/yr/MG
Parking Spaces	134 (4.91/1,000 SF)
Frontage	314' on Delany Rd



Property Details

Land Area	2.49 AC (108,464 SF)	Building FAR	0.25
Zoning	C-2, Gurnee	Parcel	07-11-401-010

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	I	Office/Retail	Direct	1,200	1,200	1,200	\$10.00 MG	Vacant	1 - 5 Years

Excel Prime Realty: Frank Miller (847) 668-5552



Great retail space in high volume center

Previous Sale

Sale Date	4/30/2018	Sale Price	\$1,165,000 (\$42.66/SF)
Comp ID	4243881	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.2%

Seller Broker: Horizon Realty Services, Inc.: Barry Millman (847) 870-8585 X214

Transportation

Parking Details	134 Surface Spaces; Ratio of 4.91/1,000 SF		
Traffic Volume	3,483 on Cty W27 (2022); 23,118 on St Paul Ave (2015); 22,142 on St Paul Ave (2022); 20,905 on Barberry Ln (2015); 22,317 on N Barberry Ln (2022); 21,761 on Barberry Ln (2015); 21,630 on N Barberry Ln (2022); 20,575 on St Paul Ave (2015); 21,878 on St Paul Ave (2022); 2,429 on Cty W27 (2022)		
Frontage	314' on Delany Rd		
Commuter Rail	Waukegan Station 	12 min drive	
	North Chicago Station 	12 min drive	
Airport	Chicago O'Hare International	43 min drive	
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Minimal Transit (18)		



1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cardinal Liquors	1	2,500	5	Oct 2009	-
Equa Do Martial Arts	1	2,400	6	Dec 2013	-
Bee Cool Parties & Moore	1	1,800	-	Dec 2020	-
Geek Snob	1	1,450	-	Apr 2022	-
Allstate	1	1,400	-	Apr 2019	-

Showing 5 of 11 Tenants



731 S Route 21 - Triangle Corporate Park

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	30,371 SF (90.6%)
Built	2007
Stories	1
Elevators	None
Typical Floor	1,432 SF
Tenancy	Multiple
Available	1,432 SF
Max Contiguous	1,432 SF
Asking Rent	\$22.60 SF/yr/MG
Parking Spaces	167 (10.00/1,000 SF)



Property Details

Land Area	5.00 AC (217,800 SF)	Building FAR	0.14
Owner Occupied	No	Zoning	O-2 PUD
Parcel	07-27-300-060		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	145	Office	Direct	1,432	1,432	1,432	\$22.60 MG	Vacant	3 - 10 Years

Coldwell Banker Residential Brokerage: John Josephitis (847) 373-1766

Office and medical condo for sale. 1,432 sq ft unit that has been completed renovated with new flooring, fresh paint and updated ADA restroom. Wide open floor plan ready for your cubicles or build out to suit your needs. Condo has one ADA restroom and a mop sink storage closet. For sale or lease. Immediate access north and south on I-94. It's located just a few minutes from Gurnee Mills retail. Park like Campus; Individual practice identity and suite entrance; Abundant parking by suite entrances; Class A construction throughout; Individually controlled HVAC; Prominent Signage; Conveniently located on Milwaukee near Route 120; Low Lake County taxes.

For Sale Summary

Asking Price	\$275,000 - 2,434,450	Status	Active
Asking Price Per Area	\$192.04 - 584.64/SF	Sale Type	Investment or Owner User
Total Condos for Sale	2	Cap Rate	8.0%
Condo Type	Office/Medical	Condo Size	1,432 - 4,164 SF
On Market	148 to 384 Days	Last Update	January 22, 2025
Sale Conditions	Building in Shell Condition		

Unit 145 and 150 - Marcus & Millichap: Frank Roti (312) 848-9100, Brett Rodgers (312) 624-7012

Unit 145 and 150 - Coldwell Banker Residential Brokerage: John Josephitis (847) 373-1766

Unit 145 and 150 - Marcus & Millichap: Steven Weinstock (630) 570-2200

Transportation

Parking Details	167 Surface Spaces; Ratio of 10.00/1,000 SF
Traffic Volume	18,988 on Manchester Rd (2015); 21,179 on Spinney Run Dr (2015); 9,268 on W Hickory Haven Dr (2015); 7,803 on W Hickory Haven Dr (2022); 17,639 on S Riverside Dr (2022); 15,904 on S Riverside Dr (2022); 33,169 on N Milwaukee Ave (2022); 18,887 on N Milwaukee Ave (2022); 20,631 on Milwaukee Ave (2015); 9,065 on Colby Rd (2015)





731 S Route 21 - Triangle Corporate Park

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Commuter Rail	Libertyville Station 	8 min drive
	Prairie Crossing Station (Md-North) 	9 min drive
Airport	Chicago O'Hare International	40 min drive
Walk Score ®	Car-Dependent (25)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lake Heart Specialists	1	5,492	37	Jan 2017	-
Midwest Sleep & Wellness	1	3,569	23	Feb 2020	-
GI Partners Of Illinois	1	3,345	22	Feb 2020	-
Gurnee Dental Arts	1	2,166	-	Feb 2020	-
NorthShore University HealthSystem	1	1,432	9	Apr 2024	-

Showing 5 of 7 Tenants

Property Notes

Immediate access north and south on I-94. It's located two minutes from Gurnee Mills retail. Park like Campus; Individual practice identity and suite entrance; Abundant parking by suite entrances; Class A construction throughout; Individually controlled HVAC; Prominent Signage; Divisible to 2,000/sf; Conveniently located on Milwaukee & Route 120; Low Lake County taxes. This property has various size condos that are for sale. The size ranges from 1,413-7,253 SF.

Suite 145 was rennovated in 2019.



2075-3833 Swanson Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA (% Leased)	41,550 SF (100%)
Built	1977
Tenancy	Single
Available	2,200 SF
Max Contiguous	2,200 SF
Asking Rent	\$12.50 SF/yr/FS
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	29 (0.69/1,000 SF)



Property Details

Land Area	2.21 AC (96,268 SF)	Building FAR	0.43
Crane	None	Zoning	Industrial
Parcel	07-12-302-001		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
3833	Office	Direct	2,200	2,200	\$12.50 FS	30 Days	3 - 7 Years	-	-

Apex Commercial Realty LLC: Andrew Prunty (847) 650-8299

This attractive office space includes 1 private office, 1 conference room (could be used as another private office), a large open work area, 2 washrooms, and a kitchen/break room. The space has its own dedicated entrance and there is ample parking. Interior lights are in the process of being converted to LED which will offer a bright work area. While the space is part of an industrial building, the available space does not include any warehouse space. All utilities are included in the rent. Ideal uses include insurance office, staffing agency, architect, or anyone else looking for affordable and attractive office space.

Previous Sale

Sale Date	12/16/2015	Sale Price	\$1,475,000 (\$35.5/SF)
Comp ID	3507828	Sale Type	Owner User
Comp Status	Research Complete	Sale Conditions	Purchase By Tenant

Buyer Broker: NAI Hiffman: Brad Weiner (630) 368-8633, Sam Badger (630) 368-8632, Whit Heitman (630) 368-8631

Seller Broker: DarwinPW Realty: Dan Prendergast (630) 782-9520 X3878, Brendan Sheahan (630) 320-5502

Transportation

Parking Details	29 Surface Spaces; Ratio of 0.69/1,000 SF		
Traffic Volume	17,600 on Cty W27 (2019); 13,153 on N Delany Rd (2015); 14,860 on Cty W27 (2022); 4,363 on Clearview Ct (2022); 1,259 on Ryan Rd W (2022); 12,953 on S Ernie Krueger Cir (2015); 21,878 on St Paul Ave (2022); 20,575 on St Paul Ave (2015); 28,354 on Sunset Ave (2015); 23,413 on Sunset Ave (2022)		
Commuter Rail	Waukegan Station		16 min drive
	Zion Station		18 min drive
Airport	Chicago O'Hare International		46 min drive
	General Mitchell International		49 min drive



2075-3833 Swanson Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Transportation (Continued)

Walk Score ®	Car-Dependent (24)
Transit Score ®	Minimal Transit (20)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Plast-ex International	1	41,550	7	Oct 2014	-

Showing 1 of 1 Tenants

Property Notes

* Ideal for trucking/distribution companies



1125 Tri State Pkwy - Grand Tri-State Corporate Centre

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	41,364 SF (25.0%)
Built	1998
Stories	1
Elevators	None
Typical Floor	41,364 SF
Tenancy	Multiple
Available	5,219 - 31,022 SF
Max Contiguous	25,803 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	210 (5.00/1,000 SF)



Property Details

Land Area	3.00 AC (130,680 SF)	Building FAR	0.32
Owner Occupied	No	Zoning	B-3
Parcel	07-16-401-065		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	700	Office	Direct	25,803	25,803	25,803	\$10.00 NNN	Vacant	Negotiable

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

P 1	710	Office	Direct	5,219	5,219	5,219	\$10.00 NNN	Vacant	Negotiable
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Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

Virtual Tour

<https://tour.vht.com/434359756/1125-tri-state-pkwy-710-gurnee-il-60031/idx>

For Sale Summary

Asking Price	\$2,290,872 (\$55.38/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	41,364 SF (25.0%)
Land	3.00 AC	Built	1998
On Market	65 Days	Last Update	January 10, 2025

Avalon Realty Associates, L.L.C.: Joseph Santucci (847) 506-1000, Carlo Santucci (847) 506-1000 X5132, Jose Jimenez (847) 506-1000, Michael Lukman (847) 506-1000

Previous Sale

Sale Date	11/23/2016	Sale Price	\$2,352,851 (\$56.88/SF)
Comp ID	3767629	Sale Type	Investment
Comp Status	Research Complete		

Buyer Broker: Coldwell Banker Commercial NRT: Bill Groebe (708) 460-4900

Seller Broker: CBRE: William Novelli (630) 573-7084, Derek Fohl (312) 224-3196







1125 Tri State Pkwy - Grand Tri-State Corporate Centre

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	210 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	6,707 on Not Available (2020); 88,699 on Grand Ave (2022); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 26,793 on I- 94 (2022); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017); 3,445 on Pvt Access Rd (2015); 38,159 on I- 94 (2022); 25,267 on N Dilleys Rd (2022)		
Commuter Rail	Washington St (Grayslake) Station (NCS) 		14 min drive
	Prairie Crossing Station (MD-North) 		15 min drive
Airport	Chicago O'Hare International		39 min drive
Walk Score ®	Car-Dependent (21)		
Transit Score ®	Minimal Transit (24)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Legat Architects, Inc.	1	5,775	12	Sep 2016	-

Showing 1 of 1 Tenants

Property Notes

Single story, multi-tenant office building in nice park.

Building adjacent to Tri-State Parkway. Office building located adjacent to the interchange at I-94 and Grand Avenue (IL 132) with no stoplights and no toll booths; Minutes to hotels, banks, PACE bus and restaurants.

Open floor plan. Private exterior entrance to space possible. \$30/psf build-out allowance for unfinished space.



1025 Tri-State Pky - Grand Tri-State Corporate Centre (Phase 8)

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	43,224 SF (0.0%)
Built	2001
Stories	1
Elevators	None
Typical Floor	43,224 SF
Tenancy	Single
Available	43,224 SF
Max Contiguous	43,224 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	220 (6.00/1,000 SF)



Property Details

Land Area	4.00 AC (174,240 SF)	Building FAR	0.25
Owner Occupied	No	Zoning	OIP District
Parcel	07-16-401-067		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
E 1	1025	Office	Direct	43,224	43,224	43,224	\$10.00 NNN	Vacant	Negotiable

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	43,224 SF (0.0%)
Land	4.00 AC	Built	2001
On Market	245 Days	Last Update	January 29, 2025
Sale Conditions	Auction Sale		

Baum Realty Group, LLC: Tyler Dechter (847) 767-3342, Ari Topper (312) 275-3113, Owen Wiesner (312) 275-3119

Previous Sale

Sale Date	11/23/2016	Sale Price	\$2,406,859 (\$55.68/SF)
Comp ID	3767629	Sale Type	Investment
Comp Status	Research Complete		

Buyer Broker: Coldwell Banker Commercial NRT: Bill Groebe (708) 460-4900

Seller Broker: CBRE: William Novelli (630) 573-7084, Derek Fohl (312) 224-3196





1025 Tri-State Pky - Grand Tri-State Corporate Centre (Phase 8)

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	220 Surface Spaces; Ratio of 6.00/1,000 SF	
Traffic Volume	6,707 on Not Available (2020); 88,699 on Grand Ave (2022); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 26,793 on I- 94 (2022); 40,484 on I- 94 (2022); 25,267 on N Dilleys Rd (2022); 21,100 on I- 94 (2017); 3,445 on Pvt Access Rd (2015); 92,267 on Washington St (2022)	
Commuter Rail	Prairie Crossing Station (Md-North) 	13 min drive
	Prairie Crossing Station (Ncs) 	14 min drive
Airport	Chicago O'Hare International	43 min drive
Walk Score ®	Car-Dependent (21)	
Transit Score ®	Minimal Transit (24)	

Property Notes

The property is located minutes from Gurnee Mills Shopping Center, Six Flags Amusement Park, and many restaurants and hotels. It is ideally located between Chicago and Milwaukee in the Grand Tri-State Business Park. Adjacent to the full 4-way cloverleaf interchange on I-94 and Route 132. Features include tollway exposure - perfect signage opportunity. Roof type- Gravel ballasted EPDM. Single story office building in nice park.



1175 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	39,000 SF (0.0%)
Built	2000
Stories	1
Elevators	None
Typical Floor	39,000 SF
Tenancy	Multiple
Available	39,000 SF
Max Contiguous	39,000 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	220 (5.64/1,000 SF)



Property Details

Land Area	3.63 AC (158,123 SF)	Building FAR	0.25
Owner Occupied	No	Zoning	OIP
Parcel	07-16-401-066		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	1	Office	Direct	39,000	39,000	39,000	\$10.00 NNN	Vacant	Negotiable

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	39,000 SF (0.0%)
Land	3.63 AC	Built	2000
On Market	245 Days	Last Update	January 29, 2025

Baum Realty Group, LLC: Tyler Dechter (847) 767-3342, Ari Topper (312) 275-3113, Owen Wiesner (312) 275-3119

Previous Sale

Sale Date	11/23/2016	Sale Price	\$2,328,196 (\$59.7/SF)
Comp ID	3767629	Sale Type	Investment
Comp Status	Research Complete		

Buyer Broker: Coldwell Banker Commercial NRT: Bill Groebe (708) 460-4900

Seller Broker: CBRE: William Novelli (630) 573-7084, Derek Fohl (312) 224-3196

Transportation

Parking Details	220 Surface Spaces; Ratio of 5.64/1,000 SF
Traffic Volume	6,707 on Not Available (2020); 88,699 on Grand Ave (2022); 26,793 on I- 94 (2022); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 25,267 on N Dilley Rd (2022); 38,159 on I- 94 (2022); 3,445 on Pvt Access Rd (2015)





1175 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Commuter Rail	Washington St (Grayslake) Station (Ncs)	14 min drive
	Prairie Crossing Station (Md-North)	14 min drive
Airport	Chicago O'Hare International	43 min drive
Walk Score ®	Car-Dependent (18)	
Transit Score ®	Some Transit (25)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Boehringer Ingelheim	1	500	-	Jan 2022	-

Showing 1 of 1 Tenants

Property Notes

Single story office building in nice park. Tollway exposure - perfect signage opportunity.



1325 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	38,736 SF (7.0%)
Built	1992
Stories	1
Elevators	Yes
Typical Floor	38,736 SF
Tenancy	Multiple
Available	1,258 - 36,015 SF
Max Contiguous	23,101 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	150 (3.87/1,000 SF)



Property Details

Land Area	2.25 AC (98,010 SF)	Building FAR	0.40
Owner Occupied	No	Zoning	OIP
Parcel	07-16-401-010		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	130	Office	Direct	23,101	23,101	23,101	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									
P 1	100	Office	Direct	6,242	6,242	6,242	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									
P 1	120	Office	Direct	5,414	5,414	5,414	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									
P 1	140	Office	Direct	1,258	1,258	1,258	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									

For Sale Summary

Asking Price	\$2,110,089 (\$54.47/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	38,736 SF (7.0%)
Land	2.25 AC	Built	1992
On Market	65 Days	Last Update	January 10, 2025

Avalon Realty Associates, L.L.C.: Joseph Santucci (847) 506-1000, Carlo Santucci (847) 506-1000 X5132, Jose Jimenez (847) 506-1000, Michael Lukman (847) 506-1000



1325 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Previous Sale

Sale Date	4/15/2015	Sale Price	\$1,947,476 (\$50.28/SF)
Comp ID	3279613	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.4%
Sale Conditions	1031 Exchange		

Seller Broker: Marcus & Millichap: Stephen Lieberman (847) 331-6848

Transportation

Parking Details	150 Surface Spaces; Ratio of 3.87/1,000 SF		
Traffic Volume	12,439 on Not Available (2020); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,445 on Pvt Access Rd (2015); 88,699 on Grand Ave (2022); 21,100 on I- 94 (2017); 40,484 on I- 94 (2022); 38,159 on I- 94 (2022); 25,323 on I- 94 (2022); 38,835 on Gurnee Cir E (2015)		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		13 min drive
	Prairie Crossing Station (Md-North)		13 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (26)		
Transit Score ®	Minimal Transit (23)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Maple Flooring Manufacturers Association	1	2,649	10	Mar 2024	-

Showing 1 of 1 Tenants

Property Notes

Excellent regional location for corporate, professional, and medical office suites. Modern one story complex for easy access. Custom interior office build-outs available. Dynamic growth surrounding the intersection of I-294 and Grand Avenue. Across from the Gurnee Mills Shopping Center, plus national hotels for clients, customers and executive staff. Generous and accessible parking near entrances.



1225 Tri-State Parkway - Grand Tri State Corporate Centre

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	41,943 SF (75.2%)
Built	1999
Stories	1
Elevators	None
Typical Floor	41,943 SF
Tenancy	Multiple
Available	3,057 - 10,392 SF
Max Contiguous	7,335 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	220 (5.20/1,000 SF)



Property Details

Land Area	5.10 AC (222,156 SF)	Building FAR	0.19
Owner Occupied	No	Zoning	OIP Zoning District
Parcel	07-16-401-064		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	530	Office	Direct	7,335	7,335	7,335	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									
P 1	570	Office	Direct	3,057	3,057	3,057	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									

For Sale Summary

Asking Price	\$2,199,075 (\$52.43/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	41,943 SF (75.2%)
Land	5.10 AC	Built	1999
On Market	65 Days	Last Update	January 10, 2025

Avalon Realty Associates, L.L.C.: Joseph Santucci (847) 506-1000, Carlo Santucci (847) 506-1000 X5132, Jose Jimenez (847) 506-1000, Michael Lukman (847) 506-1000

Previous Sale

Sale Date	11/23/2016	Sale Price	\$2,412,094 (\$57.51/SF)
Comp ID	3767629	Sale Type	Investment
Comp Status	Research Complete		

Buyer Broker: Coldwell Banker Commercial NRT: Bill Groebe (708) 460-4900

Seller Broker: CBRE: William Novelli (630) 573-7084, Derek Fohl (312) 224-3196





1225 Tri-State Parkway - Grand Tri State Corporate Centre

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	220 Surface Spaces; Ratio of 5.20/1,000 SF		
Traffic Volume	12,439 on Not Available (2020); 88,699 on Grand Ave (2022); 25,323 on I- 94 (2022); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 38,159 on I- 94 (2022); 3,445 on Pvt Access Rd (2015); 25,267 on N Dilley Rd (2022)		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		14 min drive
	Prairie Crossing Station (Md-North)		14 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (21)		
Transit Score ®	Minimal Transit (24)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Columbia College Of Missouri	1	14,670	32	Mar 2018	-
West's Insurance Agency. Inc.	1	11,714	16	Feb 2012	-
Kiefer USA	1	5,526	29	Feb 2023	-
Clearbrook	1	3,460	23	May 2018	-

Showing 4 of 4 Tenants

Property Notes

Single story, multi-tenant office building in nice park

Vacant office space built-out to tenant specifications. Can be combined with finished office suite 500 of 7,161 sq. ft. Office buildings located adjacent to the interchange at I-94 and Grand Avenue (IL 132) with no stoplights and no toll booths; minutes to hotels, banks PACE bus and restaurants.

Entire shell building available. Building fronts Tri-State Parkway. \$30/psf build-out allowance for unfurnished space. Owner will consider office condos for sale.



1275 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	39,813 SF (0.0%)
Built	1998
Stories	1
Elevators	None
Typical Floor	39,813 SF
Tenancy	Single
Available	19,585 - 39,813 SF
Max Contiguous	20,228 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	176 (3.36/1,000 SF)



Property Details

Land Area	2.70 AC (117,551 SF)	Building FAR	0.34
Owner Occupied	No	Parcel	07-16-401-014

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	100	Office	Direct	20,228	20,228	20,228	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									
P 1	110	Office	Direct	19,585	19,585	19,585	\$10.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000									

For Sale Summary

Asking Price	\$2,110,089 (\$53.00/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	39,813 SF (0.0%)
Land	2.70 AC	Built	1998
On Market	245 Days	Last Update	January 10, 2025

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

Previous Sale

Sale Date	4/15/2015	Sale Price	\$2,205,212 (\$55.39/SF)
Comp ID	3279613	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.4%
Sale Conditions	1031 Exchange		

Seller Broker: Marcus & Millichap: Stephen Lieberman (847) 331-6848





1275 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	176 Surface Spaces; Ratio of 3.36/1,000 SF		
Traffic Volume	12,439 on Not Available (2020); 88,699 on Grand Ave (2022); 40,484 on I- 94 (2022); 25,323 on I- 94 (2022); 21,100 on I- 94 (2017); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 38,159 on I- 94 (2022); 3,445 on Pvt Access Rd (2015); 38,835 on Gurnee Cir E (2015)		
Commuter Rail	Washington St (Grayslake) Station (Ncs) 		14 min drive
	Prairie Crossing Station (Md-North) 		13 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (24)		
Transit Score ®	Minimal Transit (23)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Enova International	1	39,772	265	Oct 2009	-

Showing 1 of 1 Tenants



1375 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	39,825 SF (0.0%)
Built	1991
Stories	1
Elevators	None
Typical Floor	39,825 SF
Tenancy	Multiple
Available	39,825 SF
Max Contiguous	39,825 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	148 (3.72/1,000 SF)



Property Details

Land Area	2.40 AC (104,544 SF)	Building FAR	0.38
Owner Occupied	No	Parcel	07-16-401-006 (+3 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
E 1	-	Office	Direct	39,825	39,825	39,825	\$10.00 NNN	Vacant	Negotiable

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

For Sale Summary

Asking Price	\$1,960,735 (\$49.23/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	39,825 SF (0.0%)
Land	2.40 AC	Built	1991
On Market	245 Days	Last Update	January 10, 2025

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

Previous Sale

Sale Date	4/15/2015	Sale Price	\$2,074,805 (\$52.1/SF)
Comp ID	3279613	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.4%
Sale Conditions	1031 Exchange		

Seller Broker: Marcus & Millichap: Stephen Lieberman (847) 331-6848

Transportation

Parking Details	148 Surface Spaces; Ratio of 3.72/1,000 SF		
Traffic Volume	2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,445 on Pvt Access Rd (2015); 12,439 on Not Available (2020); 21,100 on I- 94 (2017); 38,159 on I- 94 (2022); 40,484 on I- 94 (2022); 88,699 on Grand Ave (2022); 25,323 on I- 94 (2022); 38,835 on Gurnee Cir E (2015)		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		13 min drive
	Prairie Crossing Station (Md-North)		13 min drive





1375 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Airport	Chicago O'Hare International	42 min drive
Walk Score ®	Car-Dependent (26)	
Transit Score ®	Minimal Transit (23)	

Property Notes

Excellent regional location for corporate, professional, and medical office suites. Modern one story complex for easy access. Custom interior office build-outs available. Dynamic growth surrounding the intersection of I-294 and Grand Avenue. Across from the Gurnee Mills Shopping Center, plus national hotels for clients, customers and executive staff. Generous and accessible parking near entrances.



1425 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	46,610 SF (59.5%)
Built	1990
Stories	1
Elevators	None
Typical Floor	46,610 SF
Tenancy	Multiple
Available	7,416 - 18,873 SF
Max Contiguous	11,457 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	166 (3.56/1,000 SF)



Property Details

Land Area	3.81 AC (165,964 SF)	Building FAR	0.28
Owner Occupied	No	Zoning	OIP zoning district
Parcel	07-16-401-001 (+4 more)		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	180	Office	Direct	11,457	11,457	11,457	\$10.00 NNN	Vacant	Negotiable

Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

P 1	160	Office	Direct	7,416	7,416	7,416	\$10.00 NNN	Vacant	Negotiable
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Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000, Jose Jimenez (847) 506-1000

Virtual Tour

<https://tour.vht.com/434359759/1425-tri-state-pkwy-180-gurnee-il-60031/idx>

For Sale Summary

Asking Price	\$2,470,330 (\$53.00/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	46,610 SF (59.5%)
Land	3.81 AC	Built	1990
On Market	65 Days	Last Update	January 10, 2025

Avalon Realty Associates, L.L.C.: Joseph Santucci (847) 506-1000, Carlo Santucci (847) 506-1000 X5132, Jose Jimenez (847) 506-1000, Michael Lukman (847) 506-1000

Previous Sale

Sale Date	4/15/2015	Sale Price	\$2,422,507 (\$51.97/SF)
Comp ID	3279613	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.4%
Sale Conditions	1031 Exchange		

Seller Broker: Marcus & Millichap: Stephen Lieberman (847) 331-6848




1425 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	166 Surface Spaces; Ratio of 3.56/1,000 SF		
Traffic Volume	2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,445 on Pvt Access Rd (2015); 11,659 on Not Available (2020); 38,159 on I- 94 (2022); 21,100 on I- 94 (2017); 40,484 on I- 94 (2022); 38,835 on Gurnee Cir E (2015); 88,699 on Grand Ave (2022); 2,657 on Grand Ave (2022)		
Commuter Rail	Washington St (Grayslake) Station (Ncs) 		13 min drive
	Prairie Crossing Station (Md-North) 		13 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (28)		
Transit Score ®	Minimal Transit (24)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
YWCA USA	1	10,000	50	Sep 2012	-
Qps Employment Group	1	2,280	15	Jul 2015	Jun 2025
Qps Staffing Service	1	500	6	Jan 2022	-

Showing 3 of 3 Tenants

Property Notes

Excellent regional location for corporate, professional, and medical office suites. Modern one story complex for easy access. Custom interior office build-outs available. Dynamic growth surrounding the intersection of I-294 and Grand Avenue. Across from the Gurnee Mills Shopping Center, plus national hotels for clients, customers and executive staff. Generous and accessible parking near entrances.



3900 Washington St - Washington Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	28,106 SF (95.0%)
Built/Renovated	1998/2019
Tenancy	Multiple
Available	1,400 SF
Max Contiguous	1,400 SF
Asking Rent	\$14.57 SF/yr/MG
Parking Spaces	160 (5.69/1,000 SF)
Frontage	473' on 436 S Greenbay Rd
Frontage	307' on Ambrogio Dr



Property Details

Land Area	2.80 AC (121,968 SF)	Building FAR	0.23
Zoning	C-2	Parcel	07-24-307-011
Docks	None	Ceiling Height	10'

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	B	Office/Retail	Direct	1,400	1,400	1,400	\$14.57 MG	Vacant	Negotiable

Excel Prime Realty: Frank Miller (847) 668-5552

Prime Retail space used as an office formerly. Can be used as retail as well.



Previous Sale

Sale Date	5/19/2017	Sale Price	\$1,615,000 (\$57.46/SF)
Comp ID	3918982	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	10.0%

Buyer Broker: Coldwell Banker Resid. Libertyville: Roger Kapoor (608) 921-6697

Seller Broker: Catapult Real Estate Group: Paul Dincin (312) 399-8725, Lisa Callahan (312) 320-6685

Transportation

Parking Details	160 Surface Spaces; Ratio of 5.69/1,000 SF		
Traffic Volume	32,901 on Frontage Rd (2015); 23,607 on Frontage Rd (2022); 1,068 on Cty A22 (2022); 858 on Washington St (2015); 31,529 on Frontage Rd (2022); 27,839 on Frontage Rd (2015); 38,900 on Frontage Rd (2019); 608 on Ambrogio Dr (2022); 37,718 on Washington St (2015); 38,928 on Cty A22 (2022)		
Frontage	473' on 436 S Greenbay Rd; 307' on Ambrogio Dr		
Commuter Rail	Waukegan Station 	10 min drive	
	North Chicago Station 	11 min drive	
Airport	Chicago O'Hare International	41 min drive	
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Some Transit (27)		



3900 Washington St - Washington Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Desi Needs	1	3,800	3	Aug 2019	-
Rebaño Compañerismo Cristiano	1	2,810	-	Sep 2020	-
Chef Paul Catering	1	2,400	11	Jan 2007	-
Great Lakes Pain LLC	1	2,400	3	Jun 2020	-
Prestige Cleaners	1	2,400	1	Jan 2017	-

Showing 5 of 15 Tenants

Property Notes

* Ample parking



68 Ambrogio Dr

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	7,000 SF (75.0%)
Built	1993
Stories	1
Elevators	None
Typical Floor	7,000 SF
Tenancy	Multiple
Available	1,750 - 3,600 SF
Max Contiguous	1,850 SF
Asking Rent	Withheld
Parking Spaces	34 (4.86/1,000 SF)



Property Details

Land Area	0.75 AC (32,670 SF)	Building FAR	0.21
Owner Occupied	No	Zoning	CB-2
Parcel	07-24-306-006		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	104	Office	Direct	1,850	1,850	1,850	Withheld	60 Days	Negotiable

Re/Max Showcase: Jeff Bell (847) 596-6100

P 1	103	Office	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable
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Re/Max Showcase: Jeff Bell (847) 596-6100



Gross lease. Tenant pays rent plus utilities and maintenance of their space. Lease rate upon request.

Previous Sale

Sale Date	2/9/2024	Sale Price	\$590,000 (\$84.29/SF)
Comp ID	6653952	Sale Type	Investment
Comp Status	Public Record	Actual Cap Rate	9.2%

Seller Broker: Re/Max Showcase: Jeff Bell (847) 596-6100

Transportation

Parking Details	34 Surface Spaces; Ratio of 4.86/1,000 SF
Traffic Volume	32,901 on Frontage Rd (2015); 23,607 on Frontage Rd (2022); 858 on Washington St (2015); 1,068 on Cty A22 (2022); 2,068 on Stoney Island Ave (2022); 10,018 on Cty A22 (2022); 608 on Ambrogio Dr (2022); 31,529 on Frontage Rd (2022); 27,839 on Frontage Rd (2015); 38,900 on Frontage Rd (2019)
Commuter Rail	Waukegan Station  10 min drive
	North Chicago Station  10 min drive
Airport	Chicago O'Hare International 41 min drive
Walk Score ®	Car-Dependent (38)





68 Ambrogio Dr

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Score ® Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Young Clinic	1	1,750	-	Nov 2020	-
Dr. Yorro	1	1,500	-	Feb 2013	-
Weckler & Associates	1	1,500	3	Jun 2010	-
Gurnee Physical Medicine	1	300	2	Jul 2016	-

Showing 4 of 4 Tenants



101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (90.2%)
Built	1988
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,173 SF
Max Contiguous	1,173 SF
Asking Rent	Withheld
Parking Spaces	64 (5.33/1,000 SF)



Property Details

Land Area	1.30 AC (56,650 SF)	Building FAR	0.21
Owner Occupied	No	Parcel	07-24-300-021

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	B	Office/Medical	Direct	1,173	1,173	1,173	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983

Office/Medical space available for lease within the Gurnee West Medical Center. Flexible terms for tenants.

Previous Sale

Sale Date	1/28/2022	Sale Price	\$14,300,000 (\$1,191.67/SF)
Comp ID	5887703	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	64 Surface Spaces; Ratio of 5.33/1,000 SF		
Traffic Volume	10,018 on Cty A22 (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 2,068 on Stony Island Ave (2022); 858 on Washington St (2015)		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (48)		
Transit Score ®	Some Transit (26)		



101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Orthodontic Specialists of Lake County	1	8,600	57	Jul 2016	-
Associates For Family Dentistry	1	3,400	23	Jan 2018	Dec 2027

Showing 2 of 2 Tenants

Property Notes

- * Located one block west of Route 41 and Washington Street exit
- * Handicap accessible
- * Ample parking

Medical office space at Greenleaf Center in Gurnee. Excellent street exposure in established medical office campus.

Located at the intersection of Washington Street and Greenleaf Street in Gurnee, with excellent access to Rte 41 and the tollway



103 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (88.7%)
Built	1988
Stories	1
Elevators	Yes
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,351 - 2,851 SF
Max Contiguous	1,500 SF
Asking Rent	Withheld
Parking Spaces	100 (6.58/1,000 SF)



Property Details

Land Area	1.80 AC (78,408 SF)	Building FAR	0.15
Owner Occupied	No	Parcel	07-24-300-022

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	103C	Office/Medical	Sublet	1,500	1,500	1,500	Withheld	Vacant	Thru Dec 2034

Tenant Advisors, Inc.: David VenHorst (847) 951-8922

Tenant improvement allowance available for this sublease

P 1	E	Office/Medical	Direct	1,351	1,351	1,351	Withheld	Vacant	1 - 20 Years
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Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983

Previous Sale



Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	100 Surface Spaces; Ratio of 6.58/1,000 SF
Traffic Volume	10,018 on Cty A22 (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 1,068 on Cty A22 (2022); 858 on Washington St (2015)
Commuter Rail	Waukegan Station  10 min drive North Chicago Station  11 min drive
Airport	Chicago O'Hare International 41 min drive
Walk Score ®	Car-Dependent (42)



103 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Score ® Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Physician Group	1	4,738	18	Jul 2007	-
Ferris, Thompson & Zweig, Ltd	1	3,250	8	Jan 2001	-
North Suburban Dermatology	1	1,800	12	Jul 2016	-
Advanced Endodontics	1	900	6	Jul 2016	-
Dr Ronald Regal & Assoc	1	600	4	Jul 2016	-

Showing 5 of 5 Tenants



200 S Greenleaf Ave - Gurnee Commons Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (79.3%)
Built	1994
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,200 - 2,485 SF
Max Contiguous	1,285 SF
Asking Rent	Withheld
Parking Spaces	81 (7.17/1,000 SF)



Property Details

Land Area	1.58 AC (68,651 SF)	Building FAR	0.17
Owner Occupied	No	Zoning	Commercial
Parcel	07-24-308-014		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	H	Office/Medical	Direct	1,285	1,285	1,285	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									
Reusable existing conditions with plans to install bathroom									
P 1	J	Office/Medical	Direct	1,200	1,200	1,200	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									

Previous Sale

Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	81 Surface Spaces; Ratio of 7.17/1,000 SF		
Traffic Volume	10,018 on Cty A22 (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 29,846 on Elm Rd (2015); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 30,041 on N 1st St (2022); 2,068 on Stoney Island Ave (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022)		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		41 min drive





200 S Greenleaf Ave - Gurnee Commons Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Walk Score ®	Car-Dependent (41)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
LabCorp	1	3,900	-	Jan 2021	-
Cardiac Surgery Associates	1	2,000	-	Jun 2019	-
Megan N Gray DDS	1	1,500	3	Jun 2019	-
Vista Physician Group	1	-	6	Aug 2020	-

Showing 4 of 4 Tenants

Property Notes

Located in the heart of Gurnee's medical office campus. Single story building surrounded by numerous other medical office buildings. The campus lies 1/2 mile from Rt. 41, minutes from the tollway and is centrally located amongs several major Chicagoland hospitals.



1425 N Hunt Club Rd - 1425 Hunt Club Medical Office Building

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	21,252 SF (88.4%)
Built	2005
Stories	3
Typical Floor	7,084 SF
Tenancy	Multiple
Available	1,147 - 2,474 SF
Max Contiguous	1,327 SF
Asking Rent	Withheld



Property Details

Land Area	2.49 AC (108,464 SF)	Building FAR	0.20
Owner Occupied	No	Parcel	07-16-101-142

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 3	303	Office/Medical	Direct	1,327	1,327	1,327	Withheld	Vacant	Negotiable

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

P 3	304	Office/Medical	Direct	1,147	1,147	1,147	Withheld	Vacant	Negotiable
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 324-6953

Lillibridge Healthcare Services, Inc.: Connor Chatlos (312) 660-3800

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

Previous Sale

Sale Date	1/14/2008	Sale Price	Withheld
Comp ID	1476269	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: Raymond James: Ari Weinberger (212) 314-0330

Transportation

Parking Details	Ratio of 3.62/1,000 SF
Traffic Volume	40,117 on Gurnee Mills Cir W (2015); 38,159 on Gurnee Mills Cir W (2022); 19,428 on Hunt Club Rd (2022); 2,657 on Grand Ave (2022); 38,159 on Tri State Pkwy (2022); 37,714 on Hunt Club Rd (2015); 12,419 on Westbrook Ln (2022); 3,445 on Pvt Access Rd (2015); 38,835 on Gurnee Cir E (2015)



1425 N Hunt Club Rd - 1425 Hunt Club Medical Office Building

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Commuter Rail	Washington St (Grayslake) Station (Ncs)	13 min drive
	Prairie Crossing Station (Md-North)	13 min drive
Airport	Chicago O'Hare International	42 min drive
Walk Score ®	Car-Dependent (45)	
Transit Score ®	Some Transit (26)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Provida Family Medicine	1	2,471	50	Sep 2017	-
Persona MD	3	1,458	10	Aug 2017	-
Garden Pediatrics	2	1,395	10	Feb 2020	-
Office of Steven Rabinowe	3	1,395	10	Feb 2020	-
Lakeside Dermatology	2	1,050	7	Jul 2016	-

Showing 5 of 6 Tenants

Property Notes

Available suites are in first generation condition and are ready for immediate move-in. Onsite storage and high-speed internet and cable TV is available. Electric is separately metered. 24/7 tenant access.

Located minutes from Route 132 and I-94 full interchange. Local amenities include Gurnee Mills Shopping Mall, new mixed use retail, office, and numerous dining options. Public transportation is available. Immediate medical park includes Gurnee Imaging Center and Gurnee Centre Health Club, both of which are adjacent to subject property.

Hospital Affiliation: Advocate Condell Medical Center



15 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	125,276 SF (97.7%)
Built	1998
Stories	3
Elevators	None
Typical Floor	41,759 SF
Tenancy	Multiple
Available	710 - 2,846 SF
Max Contiguous	1,253 SF
Asking Rent	Withheld
Parking Spaces	279 (2.23/1,000 SF)



Property Details

Land Area	3.29 AC (143,312 SF)	Building FAR	0.87
Owner Occupied	No	Parcel	07-24-300-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	140	Office/Medical	Direct	1,253	1,253	1,253	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									
P 1	145	Office/Medical	Direct	883	883	883	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									
P 2	245	Office/Medical	Direct	710	710	710	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									

Previous Sale

Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	279 Surface Spaces; Ratio of 2.23/1,000 SF		
Traffic Volume	32,901 on Frontage Rd (2015); 23,607 on Frontage Rd (2022); 2,192 on Washington St (2015); 2,623 on Cty A22 (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 10,018 on Cty A22 (2022); 1,068 on Cty A22 (2022); 858 on Washington St (2015)		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		41 min drive





15 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
NorthShore University HealthSystem	3	16,500	110	Mar 2017	-
Vista Physician Group	2	5,000	17	Apr 2018	-
Advocate Aurora Health	1	2,500	17	Jul 2016	-
Gurnee Pediatrics	1	2,500	10	Jul 2016	-
Dr. Jeffrey J. Hicks D.P.M.	2	2,000	13	Mar 2017	-

Showing 5 of 9 Tenants



1 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (53.8%)
Built	1988
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,663 - 7,461 SF
Max Contiguous	3,881 SF
Asking Rent	Withheld
Parking Spaces	81 (6.00/1,000 SF)



Property Details

Land Area	1.30 AC (56,650 SF)	Building FAR	0.21
Owner Occupied	No	Parcel	07-24-300-021

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	I	Office/Medical	Direct	3,881	3,881	3,881	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									
P 1	E	Office/Medical	Direct	1,917	1,917	1,917	Withheld	03/2025	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									
P 1	D	Office/Medical	Direct	1,663	1,663	1,663	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983									

Previous Sale

Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	81 Surface Spaces; Ratio of 6.00/1,000 SF
Traffic Volume	10,018 on Cty A22 (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 2,068 on Stoney Island Ave (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 858 on Washington St (2015)
Commuter Rail	Waukegan Station 10 min drive
	North Chicago Station 10 min drive
Airport	Chicago O'Hare International 40 min drive





1 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Walk Score ®	Car-Dependent (48)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Creative Rehab	1	3,700	8	Mar 2014	-
Lake County Surgeons	1	3,043	20	Dec 2007	-
Eide & Eide CPA, LLC	1	2,000	4	Jan 2024	-
Lake County Pediatrics	1	2,000	13	Mar 2017	-

Showing 4 of 4 Tenants

Property Notes

Finished office space in Greenleaf Center. Great location in established office development.

Located at the intersection Washington Street and Greenleaf Street in Gurnee. Excellent access to Rte 41, the tollway, and the PACE bus routes.



20 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,267 SF (87.0%)
Built	2000
Stories	1
Elevators	None
Typical Floor	12,267 SF
Tenancy	Multiple
Available	1,595 SF
Max Contiguous	1,595 SF
Asking Rent	Withheld
Parking Spaces	78 (6.35/1,000 SF)



Property Details

Land Area	2.24 AC (97,574 SF)	Building FAR	0.13
Owner Occupied	No	Parcel	07-24-300-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	20-B	Office/Medical	Direct	1,595	1,595	1,595	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983

Previous Sale

Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	78 Surface Spaces; Ratio of 6.35/1,000 SF		
Traffic Volume	32,901 on Frontage Rd (2015); 23,607 on Frontage Rd (2022); 2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 10,018 on Cty A22 (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 44,776 on Old Skokie Hwy (2022); 45,395 on Washington St (2015)		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Some Transit (26)		



20 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Scheer Surgical	1	4,767	32	Mar 2017	-
Illinois Gastroenterology Group	1	4,500	30	Jul 2016	-
Dr. Geena R. Patel, DDS	1	1,500	6	Jul 2016	-
Johnson, Jeffrey, Dc	1	1,500	4	Jan 1978	-

Showing 4 of 4 Tenants



35 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,367 SF (89.5%)
Built	1999
Stories	1
Elevators	None
Typical Floor	12,367 SF
Tenancy	Multiple
Available	1,300 SF
Max Contiguous	1,300 SF
Asking Rent	Withheld



Property Details

Land Area	2.26 AC (98,559 SF)	Building FAR	0.13
Owner Occupied	No	Parcel	07-24-300-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	L	Office/Medical	Direct	1,300	1,300	1,300	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983

Previous Sale

Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Traffic Volume	2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 44,776 on Old Skokie Hwy (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 38,900 on Frontage Rd (2019); 471 on Skokie Hwy (2022); 45,395 on Washington St (2015)		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (41)		
Transit Score ®	Some Transit (27)		



35 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Claymore Medical Group	1	3,650	2	Nov 2003	-
Hearing Associates	1	2,859	12	Jan 1999	-
Hanger Clinic	1	1,300	6	Feb 2019	-
State Farm	1	1,000	4	Apr 2003	-

Showing 4 of 4 Tenants



50 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	14,300 SF (76.9%)
Built	2016
Stories	1
Typical Floor	14,300 SF
Tenancy	Multiple
Available	3,298 SF
Max Contiguous	3,298 SF
Asking Rent	Withheld
Parking Spaces	75 (5.24/1,000 SF)



Property Details

Land Area	2.62 AC (113,966 SF)	Building FAR	0.13
Owner Occupied	No	Parcel	07-24-300-023 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	50-A	Office/Medical	Direct	3,298	3,298	3,298	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128, Carey DiPasquale (872) 260-4983

Previous Sale

Sale Date	4/3/2019	Sale Price	Withheld
Comp ID	4732584	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 654-2600

Seller Broker: CBRE: Chris Bodnar (303) 628-1700, Shane Seitz (312) 796-2740

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	75 Surface Spaces; Ratio of 5.24/1,000 SF								
Traffic Volume	2,623 on Cty A22 (2022); 2,192 on Washington St (2015); 41,914 on Old Skokie Hwy (2022); 471 on Skokie Hwy (2022); 27,839 on Frontage Rd (2015); 31,529 on Frontage Rd (2022); 38,900 on Frontage Rd (2019); 23,607 on Frontage Rd (2022); 32,901 on Frontage Rd (2015); 45,395 on Washington St (2015)								
Commuter Rail	Waukegan Station								10 min drive
	North Chicago Station								11 min drive
Airport	Chicago O'Hare International								41 min drive
Walk Score ®	Car-Dependent (41)								
Transit Score ®	Some Transit (27)								



50 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fresenius Medical Care	1	14,300	95	Mar 2016	Feb 2031

Showing 1 of 1 Tenants