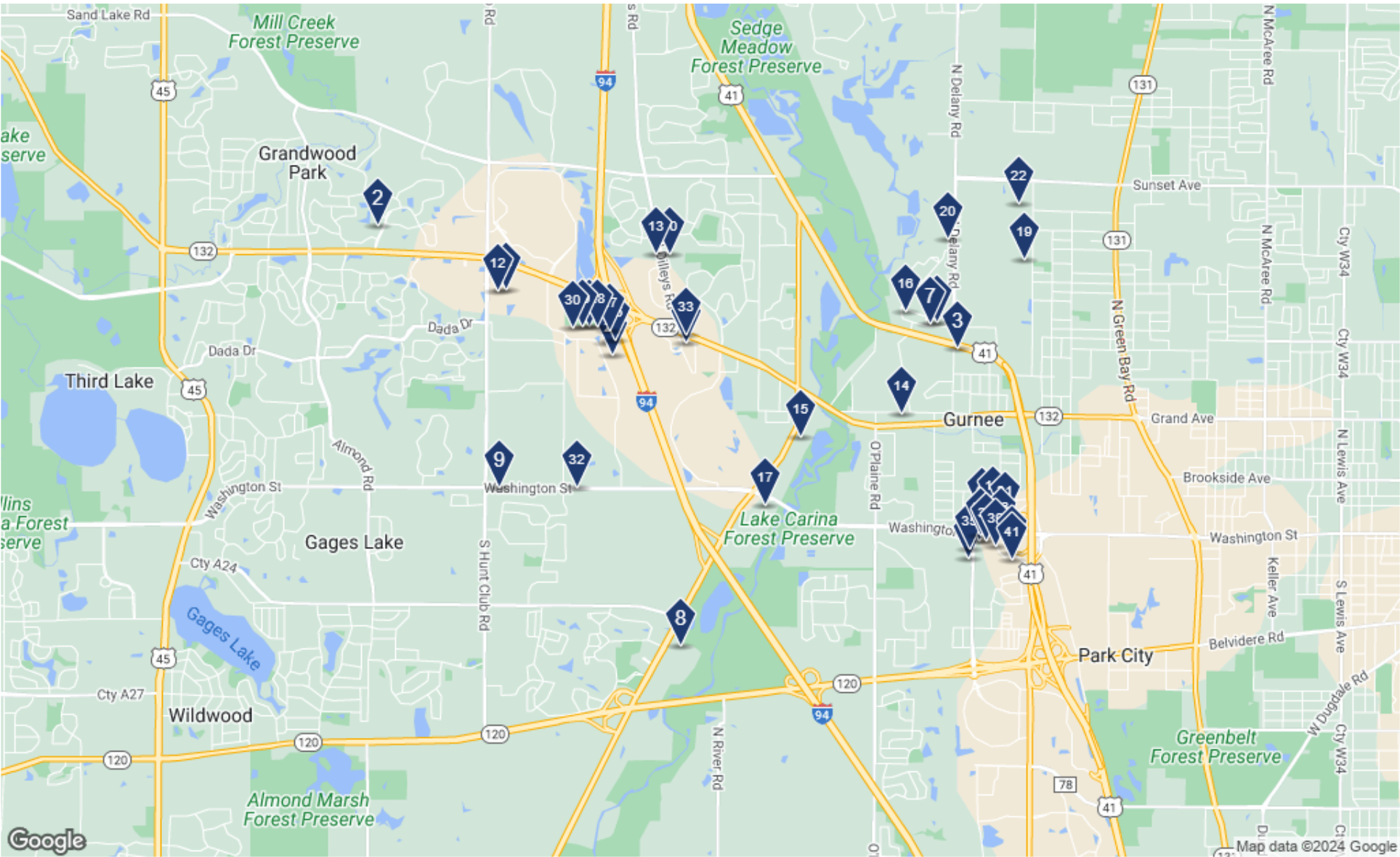


Gurnee Office - Lease Availability



Lease Availability Report

1

68 Ambrogio Dr

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1993
RBA:	7,000 SF
Floors:	1
Typical Floor:	7,000 SF

AVAILABILITY

Min Divisible:	1,750 SF
Max Contig:	1,750 SF
Total Available:	1,750 SF
Asking Rent:	\$13.75/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Direct	1,750	1,750	1,750	\$13.75/MG	Vacant	Negotiable

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

Gross lease. Tenant pays rent plus utilities and maintenance of their space.

LEASING AGENTS

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

SALE

Last Sale:	Sold on Feb 9, 2024 for \$590,000 (\$84.29/SF)
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AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	34 Surface Spaces are available; Ratio of 4.86/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (40)
Transit Score ®:	Some Transit (28)

68 Ambrogio Dr
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Dr. Yorro	1,500 SF	Weckler & Associates	1,500 SF
Gurnee Physical Medicine	300 SF		

Lease Availability Report

2

36100 N Brookside Dr - Gurnee Medical Offices

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1991
RBA:	34,707 SF
Floors:	3
Typical Floor:	11,569 SF

AVAILABILITY

Min Divisible:	1,136 SF
Max Contig:	8,923 SF
Total Available:	11,252 SF
Asking Rent:	\$24.00 - \$25.00/+...

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P LL	LL-10 X	Medical	Direct	1,369	8,923	8,923	\$24.00/+UTIL	Vacant	Negotiable
TJSC Property Holdings - John Sexton (847) 372-5769 Radiology suite with unistrut, lead line walls and 480v 3 phase power. Existing suite can accommodate modern table radiology equipment. This radiology suite would be a nice addition to an orthopedic practice. Gross rent includes CAM & taxes.									
P LL	LL-70	Medical	Direct	2,735	8,923	8,923	\$24.00/+UTIL	Vacant	Negotiable
TJSC Property Holdings - John Sexton (847) 372-5769 Built out as medical office. Gross rent includes CAM & taxes. Utilities and janitorial are additional.									
P LL	LL-20 M	Medical	Direct	4,819	8,923	8,923	\$24.00/+UTIL	Vacant	Negotiable
TJSC Property Holdings - John Sexton (847) 372-5769 Built out as CT Scan and MRI facility. Lead walls and MRI Shielding. Gross rent includes CAM & taxes.									
P LL	LL-60	Medical	Direct	1,136	1,136	1,136	\$24.00/+UTIL	Vacant	Negotiable
TJSC Property Holdings - John Sexton (847) 372-5769 Built out as medical office. Gross rent includes CAM & taxes. Utilities and janitorial are additional.									
P 2nd	204	Medical	Direct	1,193	1,193	1,193	\$25.00/+UTIL	Jun 2024	Negotiable
TJSC Property Holdings - John Sexton (847) 372-5769 Fully furnished medical office space with exam tables and otoscopes. Move in ready.									

LEASING AGENTS

Company:	TJSC Property Holdings
Contacts:	John Sexton (847) 372-5769

SALE

Last Sale:	Portfolio of 2 Office Properties Sold on Aug 26, 2016 for \$1,300,000 (\$25.64/SF)
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36100 N Brookside Dr - Gurnee Medical Offices
Gurnee, IL 60031 - Far North Submarket



AMENITIES

24 Hour Access, Air Conditioning, Controlled Access

TRANSPORTATION

Parking:	174 Surface Spaces are available; Ratio of 5.01/1,000 SF
Commuter Rail:	10 minute drive to Round Lake Beach Station (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (52)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

LHC Group, Inc.	3,206 SF	Affiliated Dental Specialists	2,700 SF
Family Allergy & Asthma	1,500 SF	Great Lake Clinical Trials	1,499 SF
Sba Dental	1,350 SF	Northwestern Lake Forest Hosp	1,050 SF

Lease Availability Report

3

3850 Clearview Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1980
RBA:	61,702 SF
Floors:	2
Typical Floor:	30,851 SF

AVAILABILITY

Min Divisible:	132 SF
Max Contig:	840 SF
Total Available:	4,684 SF
Asking Rent:	\$35.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	A	Office	Direct	132	132	132	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	B	Office	Direct	192	192	192	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	C	Office	Direct	132	132	132	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	D	Office	Direct	374	374	374	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	E	Office	Direct	300	300	300	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	F	Office	Direct	525	525	525	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	G	Office	Direct	676	676	676	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	H	Office	Direct	676	676	676	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	I	Office	Direct	837	837	837	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									
P 2nd	J	Office	Direct	840	840	840	\$35.00/NNN	Vacant	Negotiable
Holland Group Property Management - Gina Smith (859) 308-0918									

Lease Availability Report

3

3850 Clearview Ct

Gurnee, IL 60031 - North Lake County Submarket



LEASING AGENTS

Company: Holland Group Property Management

Contacts: Gina Smith (859) 308-0918

SALE

Last Sale: Sold on Dec 29, 2014 for \$775,000 (\$12.56/SF)

LOADING

Docks: 6 ext

Drive Ins: 2 tot.

Cross Docks: None

Cranes: None

Rail Spots: None

LAND

Land Area: 2.76 AC

Zoning: I-2

PARCEL

07-13-103-003, 07-13-103-004, 07-13-103-005

TRANSPORTATION

Parking: 57 free Surface Spaces are available; Ratio of 0.75/1,000 SF

Commuter Rail: 12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 44 minute drive to Chicago O'Hare International

KEY TENANTS

De Vroomen Garden Products

36,682 SF

Lease Availability Report

4

1125 N Delany Rd

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	2001
RBA:	4,180 SF
Floors:	1
Typical Floor:	4,000 SF

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$25.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	4,000	4,000	4,000	\$25.00/NNN	90 Days	3 - 10 Yrs

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

Unique free standing, single user office/professional building. Prime location off Route 41 and Delany Rd intersection. Excellent condition. Quality interior design with custom knotty pine finishes and specialty lighting. Professional landscaping and lighting.

SALE

For Sale:	\$995,000 (\$238.04/SF) - Active
Sale Company:	Tri-State Realty, Inc.
Contacts:	Robert Elbrecht (847) 360-1375
Last Sale:	Sold on May 30, 2003 for \$349,000 (\$83.49/SF)

AMENITIES

Controlled Access, Fenced Lot, Fully Carpeted, Natural Light, Open-Plan, Reception, Security System

TRANSPORTATION

Parking:	15 Surface Spaces are available; Ratio of 3.75/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Some Transit (26)

1125 N Delany Rd
Gurnee, IL 60031 - Far North Submarket



BUILDING NOTES

Newly built professional office building with four 1,000 sf units with individual HVAC, two handicap washrooms and an attractive entryway. Excellent exposure to Delany Road near Route 41.

Lease Availability Report

5

1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1990; Renov 2017
GLA:	27,310 SF
Floors:	1
Typical Floor:	27,310 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	3,000 SF
Total Available:	4,200 SF
Asking Rent:	\$10.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	I	Off/Ret	Direct	1,200	1,200	1,200	\$10.00/MG	Vacant	1 - 5 Yrs
Excel Prime Realty - Frank Miller (847) 668-5552 Great retail space in high volume center									
P 1st	H	Off/Ret	Direct	3,000	3,000	3,000	\$10.00/MG	Vacant	1 - 5 Yrs
Excel Prime Realty - Frank Miller (847) 668-5552 Great retail space in high volume center									

LEASING AGENTS

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

SALE

Last Sale:	Sold on Apr 30, 2018 for \$1,165,000 (\$42.66/SF) at 8.23% Cap
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AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

Cardinal Liquors	2,500 SF	Equa Do Martial Arts	2,400 SF
Bee Cool Parties & Moore	1,800 SF	Geek Snob	1,450 SF
Allstate	1,400 SF	Delany Chiropractic Center	1,000 SF

TRAFFIC & FRONTAGE

Traffic Volume:	3,483 on St Paul Ave & Cty W27 (2022)
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Made with TrafficMetrix® Products

1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 - Far North Submarket

★★★★☆

TRAFFIC & FRONTAGE	
	23,118 on N Delany Rd & St Paul Ave (2015)
Frontage:	314' on Delany Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION	
Parking:	134 Surface Spaces are available; Ratio of 4.91/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Minimal Transit (18)

Lease Availability Report

6

1741-1761 N Dilleys Rd - Bellewater Place

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2020
RBA:	30,000 SF
Floors:	2
Typical Floor:	13,750 SF

AVAILABILITY

Min Divisible:	200 SF
Max Contig:	4,525 SF
Total Available:	5,890 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Bell-suite	Office	Direct	200 - 250	250	250	Withheld	Vacant	Negotiable
<i>Marling Management, Inc. - Mike Marling (847) 249-8322</i> Bellewater Suites Mini Office Center. Listed Sq. Ft. is approximate. 1-2 person open office suites with common waiting area, break room and conference room. Flat Gross monthly rents including utilities. Very nice brand-new complex. Simple office solution. Call for more details and pricing.									
P 1st	115	Office	Direct	1,115	1,115	1,115	Withheld	90 Days	3 - 5 Yrs
<i>Marling Management, Inc. - Mike Marling (847) 249-8322</i> 1,115st unit on first floor with private entrance to parking lot and entrance through common areas. Currently raw space that can be customized to tenant needs									
P 2nd	201-213	Office	Direct	1,200 - 4,525	4,525	4,525	Withheld	Vacant	Negotiable
<i>Marling Management, Inc. - Mike Marling (847) 249-8322</i> Very flexible size range from unit 201 to 213 from 1,200sf up to 4,525sf. Very flexible size range in-between those sizes.									

LEASING AGENTS

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

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Minimal Transit (23)

1741-1761 N Dilleys Rd - Bellewater Place

Gurnee, IL 60031 - Far North Submarket

★ ★ ★ ★ ★

KEY TENANTS

Country Financial	3,800 SF	State Farm	1,300 SF
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BUILDING 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 Dilley Road is an ideal destination for businesses in need of newly constructed and customizable offices at the heart of Gurnee.

Lease Availability Report

7

5465 Grand Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office Co...
Tenancy:	Multiple
Year Built:	1997
RBA:	11,320 SF
Floors:	1
Typical Floor:	11,320 SF

AVAILABILITY

Min Divisible:	2,005 SF
Max Contig:	2,005 SF
Total Available:	2,005 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Office	Direct	2,005	2,005	2,005	Withheld	30 Days	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									

LEASING AGENTS

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

SALE

Last Sale:	Sold on Jul 1, 2003 for \$2,060,000 (\$181.98/SF) at 7.95% Cap
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AMENITIES

Signage

TRANSPORTATION

Commuter Rail:	13 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Randstad	3,600 SF	Lake County, IL CVB	1,000 SF
Goshgarian Orthodontics	900 SF	Geraci Law	800 SF
Bradley Counseling Center	400 SF		

Lease Availability Report

8

5455 W Grand Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1999
RBA:	7,424 SF
Floors:	2
Typical Floor:	3,712 SF

AVAILABILITY

Min Divisible:	928 SF
Max Contig:	928 SF
Total Available:	928 SF
Asking Rent:	\$17.45/+UTIL

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	302A	Office	Direct	928	928	928	\$17.45/+UTIL	Vacant	2 Yrs

Coldwell Banker - Jamie Hering (847) 345-2668

Wonderful office space in well kept building with fantastic location. Lower level with windows, 3 work spaces with waiting area/reception space. Lots of parking.

LEASING AGENTS

Company:	Coldwell Banker
Contacts:	Jamie Hering (847) 345-2668

SALE

Last Sale:	Portfolio of 4 Office Condos in Gurnee, IL Sold on Nov 21, 2014 for \$720,000 (\$96.98/SF)
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AMENITIES

24 Hour Access, Air Conditioning, Bus Line, Signage

TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 3.37/1,000 SF
Commuter Rail:	13 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Some Transit (26)

5455 W Grand Ave
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

C Washington Agency	928 SF	Cote Wright Tax & Accounting, Inc	928 SF
Zuma Law LLC	928 SF	A Safe Place	800 SF
Feel Well Naturally	800 SF		

BUILDING NOTES

Professional office space in well located Spruce Park. Up to 1,900 sf in a single story, all brick building featuring a beautiful main lobby with marble floors. Access to T1 internet cable connections. Independent HVAC unit and individual circuit system with 150 Amp electrical service divided into 40 and 20 Amp circuits. The building is located on the south side of Grand Avenue 1/4 mile east of the Tri-State expressway 94, and 1/2 mile east of Gurnee Mills Mall. Walking distance to major well known restaurants and hotels.

Lease Availability Report

9

105 N Greenleaf St

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Year Built:	1991
RBA:	9,430 SF
Floors:	1
Typical Floor:	9,430 SF

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	9,430 SF
Total Available:	9,430 SF
Asking Rent:	\$12.00/TBD

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	2,000 - 9,430	9,430	9,430	\$12.00/TBD	Vacant	Negotiable
Joseph Rossi & Associates - Doug Pauly (630) 353-1190 X151 Rent range is between \$12-20 per SF. Generous allowances can be provided for medical use conversion.								

LEASING AGENTS

Company:	Joseph Rossi & Associates
Contacts:	Doug Pauly (630) 353-1190 X151

SALE

Last Sale:	Sold on Feb 10, 2022 for \$320,000 (\$33.93/SF)
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AMENITIES

Air Conditioning, Bio-Tech/ Lab Space, Fireplace, Security System, Signage

TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 5.30/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (28)

KEY TENANTS

Greenleaf Orthopaedic Associates	3,000 SF
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Lease Availability Report

10

1 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	12,000 SF
Floors:	1
Typical Floor:	12,000 SF

AVAILABILITY

Min Divisible:	1,663 SF
Max Contig:	1,663 SF
Total Available:	1,663 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Off/Med	Direct	1,663	1,663	1,663	Withheld	Vacant	1 - 20 Yrs

Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Bus Line, Property Manager on Site, Signage

TRANSPORTATION

Parking:	81 Surface Spaces are available; Ratio of 6.00/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	40 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (26)

1 S Greenleaf Ave - Gurnee West Medical Center
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Creative Rehab	3,700 SF	Lake County Surgeons	3,043 SF
Eide & Eide CPA, LLC	2,000 SF	Lake County Pediatrics	2,000 SF

BUILDING 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.

Lease Availability Report

11

3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	14,454 SF
Floors:	1
Typical Floor:	13,717 SF

AVAILABILITY

Min Divisible:	1,043 SF
Max Contig:	2,123 SF
Total Available:	3,166 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Off/Med	Direct	1,043	1,043	1,043	Withheld	Vacant	1 - 20 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									
P 1st	G	Off/Med	Direct	2,123	2,123	2,123	Withheld	Vacant	1 - 30 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

TRANSPORTATION

Parking:	76 Surface Spaces are available; Ratio of 5.54/1,000 SF
Commuter Rail:	9 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	40 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (26)

3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket

★★★★★

KEY TENANTS

Women's Healthcare Group of Illinois	5,000 SF	UroPartners	3,000 SF
Straka Dental	1,500 SF		

BUILDING 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.

Lease Availability Report

12

101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	12,000 SF
Floors:	1
Typical Floor:	12,000 SF

AVAILABILITY

Min Divisible:	1,173 SF
Max Contig:	1,173 SF
Total Available:	1,173 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Off/Med	Direct	1,173	1,173	1,173	Withheld	Vacant	1 - 20 Yrs

Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

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

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 62 Properties/Condos Sold on Jan 28, 2022
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AMENITIES

Signage

TRANSPORTATION

Parking:	64 Surface Spaces are available; Ratio of 5.33/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Orthodontic Specialists of Lake County	8,600 SF	Associates For Family Dentistry	3,400 SF
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101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING 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

Lease Availability Report

13

103 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	12,000 SF
Floors:	1
Typical Floor:	12,000 SF

AVAILABILITY

Min Divisible:	1,351 SF
Max Contig:	1,351 SF
Total Available:	1,351 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Off/Med	Direct	1,351	1,351	1,351	Withheld	Vacant	1 - 20 Yrs

Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

TRANSPORTATION

Parking:	100 Surface Spaces are available; Ratio of 6.58/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (26)

103 S Greenleaf Ave - Gurnee West Medical Center
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Vista Physician Group	4,738 SF	Ferris, Thompson & Zweig, Ltd	3,250 SF
North Suburban Dermatology	1,800 SF	Advanced Endodontics	900 SF
Dr Ronald Regal & Assoc	600 SF		

Lease Availability Report

14

200 S Greenleaf Ave - Gurnee Commons Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1994
RBA:	12,000 SF
Floors:	1
Typical Floor:	12,000 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	1,285 SF
Total Available:	2,485 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	J	Off/Med	Direct	1,200	1,200	1,200	Withheld	Vacant	1 - 20 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									
P 1st	H	Off/Med	Direct	1,285	1,285	1,285	Withheld	Vacant	1 - 20 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									
Reusable existing conditions with plans to install bathroom									

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

TRANSPORTATION

Parking:	81 Surface Spaces are available; Ratio of 7.17/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Some Transit (27)

200 S Greenleaf Ave - Gurnee Commons Medical Center
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

LabCorp	3,900 SF	Cardiac Surgery Associates	2,000 SF
Megan N Gray DDS	1,500 SF		

BUILDING 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.

Lease Availability Report

15

222 S Greenleaf St

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1996
RBA:	22,943 SF
Floors:	1
Typical Floor:	22,943 SF

AVAILABILITY

Min Divisible:	1,360 SF
Max Contig:	12,175 SF
Total Available:	15,530 SF
Asking Rent:	\$15.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Direct	1,995	1,995	1,995	\$15.00/NNN	Vacant	Negotiable
Imperial Realty Company - Theron May (773) 736-6461, David Rosenthal (773) 736-6426									
P 1st	105	Off/Med	Direct	9,050	12,175	12,175	\$15.00/NNN	Vacant	Negotiable
Imperial Realty Company - Theron May (773) 736-6461, David Rosenthal (773) 736-6426									
P 1st	109	Off/Med	Direct	3,125	12,175	12,175	\$15.00/NNN	Vacant	Negotiable
Imperial Realty Company - Theron May (773) 736-6461, David Rosenthal (773) 736-6426									
P 1st	111	Off/Med	Direct	1,360	1,360	1,360	\$15.00/NNN	Vacant	Negotiable
Imperial Realty Company - Theron May (773) 736-6461, David Rosenthal (773) 736-6426									

LEASING AGENTS

Company:	Imperial Realty Company
Contacts:	Theron May (773) 736-6461, David Rosenthal (773) 736-6426

SALE

Last Sale:	Sold on Jun 5, 2019 for \$3,818,600 (\$166.44/SF) at 9.24% Cap
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TRANSPORTATION

Parking:	125 Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	40 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Some Transit (27)

222 S Greenleaf St
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Vista Physical Medicine	5,500 SF	Chhabria Neurological Services	3,000 SF
Lake County Head & Neck Specialist	3,000 SF	Lake County Ent	1,050 SF
Presence Home Care And Hospice	500 SF	Center For Chronic Pain Mgmt	300 SF

BUILDING 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

Lease Availability Report

16

4201 Grove Ave

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1984
RBA:	14,670 SF
Floors:	1
Typical Floor:	14,670 SF
Ceiling Ht:	12'

AVAILABILITY

Min Divisible:	978 SF
Max Contig:	978 SF
Total Available:	978 SF
Asking Rent:	\$12.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4181	Office	Direct	978	978	978	\$12.00/MG	Vacant	Negotiable

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

LEASING AGENTS

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

LOADING

Docks:	1 ext	Drive Ins:	3 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a 3p
Utilities:	Heating - Gas

LAND

Land Area:	1.21 AC
Zoning:	Office/Light Industrial
Parcel	07-14-201-022

4201 Grove Ave
Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

Parking:	56 Surface Spaces are available; Ratio of 3.82/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International

KEY TENANTS

Maid Pro	2,000 SF	Country Financial	1,500 SF
Krimson Security & Finger Printing	500 SF		

BUILDING NOTES

The Gurnee Center of Commerce and Industry is conveniently located right off Route 41. * Separate utilities * Shared docks

Lease Availability Report

17

4249 Grove Ave - Atrium

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1998
RBA:	23,927 SF
Floors:	1
Typical Floor:	23,927 SF

AVAILABILITY

Min Divisible:	1,125 SF
Max Contig:	1,825 SF
Total Available:	6,987 SF
Asking Rent:	\$12.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	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 1st	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 1st	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 1st	4215	Office	Direct	1,125	1,125	1,125	\$12.00/MG	Vacant	Negotiable
Nordic Properties, Ltd. - Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1st	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									

LEASING AGENTS

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

AMENITIES

Atrium

TRANSPORTATION

Parking:	Ratio of 2.33/1,000 SF
Commuter Rail:	15 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Some Transit (25)

4249 Grove Ave - Atrium
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Eder, Casella & Co.	2,000 SF	Edward Jones	1,500 SF
SureCare Home Health	990 SF	Root Engineering Service	600 SF
Robert A Monahan Esquire	450 SF	Natgun Corp	400 SF

BUILDING NOTES

Route 41 Visibility; Lush Landscaping; Atrium Setting.

Lease Availability Report

18

1425 N Hunt Club Rd - 1425 Hunt Club Road MOB

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2005
RBA:	21,252 SF
Floors:	3
Typical Floor:	7,084 SF

AVAILABILITY

Min Divisible:	1,147 SF
Max Contig:	1,147 SF
Total Available:	1,147 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	304	Off/Med	Direct	1,147	1,147	1,147	Withheld	Vacant	Negotiable
Lillibridge Healthcare Services, Inc. - Brian Lauck (630) 324-6953									

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 12 Properties Sold on Jan 14, 2008
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TRANSPORTATION

Parking:	Ratio of 3.62/1,000 SF
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Provida Family Medicine	2,471 SF	Persona MD	1,458 SF
Garden Pediatrics	1,395 SF	Office of Steven Rabinowe	1,395 SF
Lakeside Dermatology	1,050 SF		

1425 N Hunt Club Rd - 1425 Hunt Club Road MOB

Gurnee, IL 60031 - Far North Submarket



BUILDING 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

Lease Availability Report

19

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

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2002
RBA:	30,424 SF
Floors:	3
Typical Floor:	10,141 SF

AVAILABILITY

Min Divisible:	1,839 SF
Max Contig:	3,685 SF
Total Available:	5,598 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	202	Off/Med	Direct	1,846	3,685	3,685	Withheld	Vacant	3 - 5 Yrs
Lillibridge Healthcare Services, Inc. - Brian Lauck (630) 324-6953 Space has reception/waiting area, 6 exam rooms, lab, and restroom.									
P 2nd	201	Off/Med	Direct	1,839	3,685	3,685	Withheld	Vacant	5 - 10 Yrs
Lillibridge Healthcare Services, Inc. - Brian Lauck (630) 324-6953									
P 2nd	203	Off/Med	Direct	1,913	1,913	1,913	Withheld	Vacant	5 - 10 Yrs
Lillibridge Healthcare Services, Inc. - Brian Lauck (630) 324-6953									

LEASING AGENTS

Company: Lillibridge Healthcare Services, Inc.

Contacts: Brian Lauck (630) 324-6953

TRANSPORTATION

Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (25)

KEY TENANTS

Advocate Condell Outpatient Center	30,423 SF
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Lease Availability Report

20

1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2000
RBA:	45,000 SF
Floors:	2
Typical Floor:	22,500 SF

AVAILABILITY

Min Divisible:	425 SF
Max Contig:	2,200 SF
Total Available:	8,245 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1800-11	Office	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	1800-11	Office	Direct	425	425	425	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	204	Office	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	1790-21	Office	Direct	2,200	2,200	2,200	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	1800-21	Office	Direct	1,685	1,685	1,685	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	203	Office	Direct	690	690	690	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									

LEASING AGENTS

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

AMENITIES

Signage

1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, IL 60031 - Far North Submarket

★ ★ ★ ★ ★

TRANSPORTATION	
Parking:	300 Surface Spaces are available; Ratio of 6.67/1,000 SF
Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (51)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS			
Citywide Title Company	1,700 SF	Thrivent Financial	1,638 SF
North American Title Company	1,525 SF	Complete Clinics	1,500 SF
The Law Office of Judy K. Maldonado	1,245 SF	Guidance Development Inc	1,000 SF

BUILDING NOTES	
Preleasing	

Lease Availability Report

21

4343 Old Grand Ave - Viking Professional Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1978; Renov 2018
RBA:	20,522 SF
Floors:	2
Typical Floor:	12,259 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	2,616 SF
Total Available:	5,061 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	2,616	2,616	2,616	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	105	Medical	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	209	Office	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									

LEASING AGENTS

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

SALE

Last Sale:	Sold on Nov 5, 2012 for \$262,000 (\$12.77/SF)
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TRANSPORTATION

Parking:	112 Surface Spaces are available; Ratio of 5.46/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Some Transit (27)

4343 Old Grand Ave - Viking Professional Center

Gurnee, IL 60031 - Far North Submarket

★★★★★

KEY TENANTS

Full Mouth Rehabilitation Center	1,500 SF	Grand Dental Care LTD	900 SF
Co-op Partners in Therapy	500 SF	Country Financial	500 SF
Adore Essence	400 SF		

BUILDING 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

Lease Availability Report

22

501 N Riverside Dr - Windsor Court Off Ctr I

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1996
RBA:	22,000 SF
Floors:	2
Typical Floor:	12,000 SF
Core Factor:	8%

AVAILABILITY

Min Divisible:	175 SF
Max Contig:	3,225 SF
Total Available:	12,840 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Win 2-1	Office	Sublet	790	790	790	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	495-109	Office	Sublet	1,700	1,700	1,700	Withheld	30 Days	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	501-117	Office	Sublet	2,440	2,440	2,440	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	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 1st	Windsor	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 1st	501-113	Office	Sublet	625	625	625	Withheld	30 Days	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	102	Office	Sublet	3,225	3,225	3,225	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	495-208	Office	Sublet	560	560	560	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	501-202	Office	Sublet	1,600	1,600	1,600	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									

501 N Riverside Dr - Windsor Court Off Ctr I
Gurnee, IL 60031 - Far North Submarket



LEASING AGENTS

Company:	Colliers
Contacts:	Julie Lombardo (815) 222-0723

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 0.91/1,000 SF
Commuter Rail:	13 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Chicago Title Insurance Company	2,500 SF	Palabe & Associates	1,800 SF
Anatoly Arber, M.D.	1,500 SF	Aspire Counseling Consulting And Creative Solution	1,500 SF
Blair Financial Marketing	1,500 SF	Donna Crunkilton-Stiegel, LCSW	1,500 SF

BUILDING NOTES

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

Lease Availability Report

23

731 S Route 21

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	2007
RBA:	30,371 SF
Floors:	1
Typical Floor:	1,432 SF

AVAILABILITY

Min Divisible:	1,432 SF
Max Contig:	1,432 SF
Total Available:	1,432 SF
Asking Rent:	\$22.60/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	145	Office	Direct	1,432	1,432	1,432	\$22.60/MG	Vacant	3 - 10 Yrs

Coldwell Banker Residential Brokerage - John S. 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.

SALE

For Sale: 2 Condos - \$165,000 - 275,000 (\$126.34 - 192.04/SF)

Last Sale: Condo Unit 140 Sold on Sep 29, 2021

AMENITIES

Monument Signage

TRANSPORTATION

Parking:	167 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	8 minute drive to Libertyville Station (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	40 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (24)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Lake Heart Specialists	5,492 SF	Midwest Sleep & Wellness	3,569 SF
GI Partners Of Illinois	3,345 SF	Gurnee Dental Arts	2,166 SF
NorthShore University HealthSystem	1,432 SF	Epping & Associates	1,304 SF

731 S Route 21

Gurnee, IL 60031 - Far North Submarket



BUILDING 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.

Lease Availability Report

24

1379-1391 St Paul Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1987
RBA:	6,976 SF
Floors:	1
Typical Floor:	6,976 SF

AVAILABILITY

Min Divisible:	4,140 SF
Max Contig:	4,140 SF
Total Available:	4,140 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	4,140	4,140	4,140	Withheld	30 Days	Negotiable

Lee & Associates - Tom Boyle (773) 355-5079

Unit A is a 4,140 square foot, well-maintained unit available within the Gurnee Industrial Business Park.

SALE

For Sale:	Price Negotiable
Sale Company:	Lee & Associates
Contacts:	Tom Boyle (773) 355-5079
Last Sale:	Sold on Aug 15, 2011 for \$450,000 (\$64.51/SF)

TRANSPORTATION

Parking:	18 Surface Spaces are available; Ratio of 2.58/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (37)
Transit Score ®:	Minimal Transit (24)

KEY TENANTS

National Snaffle Bit Association	4,000 SF	Image360	2,976 SF
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BUILDING NOTES

Two unit office building on outside curve location.

Lease Availability Report

25

2075-3833 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1977
RBA:	41,550 SF
Floors:	1
Typical Floor:	41,550 SF

AVAILABILITY

Min Divisible:	2,200 SF
Max Contig:	2,200 SF
Total Available:	2,200 SF
Asking Rent:	\$12.50/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3833	Office	Direct	2,200	2,200	2,200	\$12.50/FS	30 Days	3 - 7 Yrs

Apex Commercial Realty LLC - Andrew T. 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.

LEASING AGENTS

Company:	DarwinPW Realty
Contacts:	Dan Prendergast (630) 782-9520 X3878

SALE

Last Sale:	Sold on Dec 16, 2015 for \$1,475,000 (\$35.50/SF)
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LOADING

Docks:	None	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Utilities:	Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City
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LAND

Land Area:	2.21 AC
Zoning:	Industrial
Parcel	07-12-302-001

2075-3833 Swanson Ct
Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

Parking:	29 Surface Spaces are available; Ratio of 0.69/1,000 SF
Commuter Rail:	13 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	46 minute drive to Chicago O'Hare International

KEY TENANTS

Plast-ex International	41,550 SF
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BUILDING NOTES

* Ideal for trucking/distribution companies

Lease Availability Report

26

15 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2004
RBA:	54,000 SF
Floors:	3
Typical Floor:	18,000 SF

AVAILABILITY

Min Divisible:	710 SF
Max Contig:	1,253 SF
Total Available:	2,846 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	145	Off/Med	Direct	883	883	883	Withheld	Vacant	1 - 20 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									
P 1st	140	Off/Med	Direct	1,253	1,253	1,253	Withheld	Vacant	1 - 30 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									
P 2nd	245	Off/Med	Direct	710	710	710	Withheld	Vacant	1 - 30 Yrs
Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128									

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

15 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket

★★★★☆

TRANSPORTATION	
Parking:	279 Surface Spaces are available; Ratio of 5.16/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Some Transit (26)

KEY TENANTS			
NorthShore University HealthSystem	16,500 SF	Advocate Children's Medical Group	2,500 SF
Dr. Gabriel Pediatrics	2,500 SF	Vista Physician Group	2,500 SF
Dr. Gerald A Frank M.D.	2,000 SF	Dr. Jeffrey J. Hicks D.P.M. hklI	2,000 SF

Lease Availability Report

27

20 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	2000
RBA:	12,267 SF
Floors:	1
Typical Floor:	12,267 SF

AVAILABILITY

Min Divisible:	1,595 SF
Max Contig:	1,595 SF
Total Available:	1,595 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	20-B	Off/Med	Direct	1,595	1,595	1,595	Withheld	Vacant	1 - 20 Yrs

Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Danny Berliant (312) 872-4128, Lindsay Knoll (312) 872-4127

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

TRANSPORTATION

Parking:	78 Surface Spaces are available; Ratio of 6.35/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (26)

20 Tower Ct - Gurnee East Medical Center
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Scheer Surgical	4,767 SF	Illinois Gastroenterology Group	4,500 SF
Dr. Geena R. Patel, DDS	1,500 SF	Johnson, Jeffrey, Dc	1,500 SF

Lease Availability Report

28

35 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1999
RBA:	12,367 SF
Floors:	1
Typical Floor:	12,367 SF

AVAILABILITY

Min Divisible:	1,300 SF
Max Contig:	1,300 SF
Total Available:	1,300 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	L	Off/Med	Direct	1,300	1,300	1,300	Withheld	Vacant	1 - 20 Yrs

Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

TRANSPORTATION

Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (27)

KEY TENANTS

Claymore Medical Group	3,650 SF	Hearing Associates	2,859 SF
State Farm	1,000 SF		

Lease Availability Report

29

50 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2016
RBA:	14,300 SF
Floors:	1
Typical Floor:	14,300 SF

AVAILABILITY

Min Divisible:	3,298 SF
Max Contig:	3,298 SF
Total Available:	3,298 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	50-A	Off/Med	Direct	3,298	3,298	3,298	Withheld	Vacant	1 - 20 Yrs

Remedy Medical Properties - Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

LEASING AGENTS

Company:	Remedy Medical Properties
Contacts:	Lindsay Knoll (312) 872-4127, Danny Berliant (312) 872-4128

SALE

Last Sale:	Portfolio of 14 Properties in Gurnee, IL Sold on Apr 3, 2019 for \$48,500,000
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AMENITIES

Signage

TRANSPORTATION

Parking:	75 Surface Spaces are available; Ratio of 5.24/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (27)

KEY TENANTS

Fresenius Medical Care	14,300 SF
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Lease Availability Report

30

1125 Tri State Pky - Grand Tri-State Corporate Centre

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1998
RBA:	42,000 SF
Floors:	1
Typical Floor:	41,866 SF

AVAILABILITY

Min Divisible:	5,219 SF
Max Contig:	5,219 SF
Total Available:	5,219 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	710	Office	Direct	5,219	5,219	5,219	\$10.00/NNN	Vacant	Negotiable

Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000
Virtual Tour <https://tour.vht.com/434359756/1125-tri-state-pkwy-710-gurnee-il-60031/idx>

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Nov 23, 2016 for \$9,500,000 (\$55.75/SF)
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AMENITIES

Signage

TRANSPORTATION

Parking:	210 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	39 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (24)

1125 Tri State Pky - Grand Tri-State Corporate Centre
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

BrightStar Care	25,803 SF	Legat Architects, Inc.	5,775 SF
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BUILDING 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.

Lease Availability Report

31

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

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class A Office
Tenancy:	Single
Year Built:	2001
RBA:	43,224 SF
Floors:	1
Typical Floor:	43,224 SF

AVAILABILITY

Min Divisible:	43,224 SF
Max Contig:	43,224 SF
Total Available:	43,224 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1025	Office	Direct	43,224	43,224	43,224	\$10.00/NNN	Vacant	Negotiable

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

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Nov 23, 2016 for \$9,500,000 (\$55.75/SF)
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AMENITIES

24 Hour Access, Air Conditioning, Security System, Signage, Skylights

TRANSPORTATION

Parking:	220 free Surface Spaces are available; Ratio of 6.00/1,000 SF
Commuter Rail:	13 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (24)

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

Gurnee, IL 60031 - Far North Submarket



BUILDING 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.

Lease Availability Report

32

1175 Tri-State Pky

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	2000
RBA:	43,224 SF
Floors:	1
Typical Floor:	43,224 SF

AVAILABILITY

Min Divisible:	7,688 SF
Max Contig:	21,633 SF
Total Available:	29,321 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	130	Office	Direct	21,633	21,633	21,633	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000 Virtual Tour https://tour.vht.com/434359758/1175-tri-state-pkwy-gurnee-il-60031/idx									
P 1st	1	Office	Direct	7,688	7,688	7,688	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Nov 23, 2016 for \$9,500,000 (\$55.75/SF)
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AMENITIES

24 Hour Access, Air Conditioning, Drop Ceiling, Natural Light

TRANSPORTATION

Parking:	220 Surface Spaces are available; Ratio of 5.28/1,000 SF
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (18)
Transit Score ®:	Some Transit (25)

1175 Tri-State Pky
Gurnee, IL 60031 - Far North Submarket



BUILDING NOTES

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

Lease Availability Report

33

1325 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1992
RBA:	38,385 SF
Floors:	1
Typical Floor:	38,385 SF

AVAILABILITY

Min Divisible:	1,258 SF
Max Contig:	23,101 SF
Total Available:	36,015 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	6,242	6,242	6,242	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	130	Office	Direct	23,101	23,101	23,101	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	120	Office	Direct	5,414	5,414	5,414	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	140	Office	Direct	1,258	1,258	1,258	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Apr 15, 2015 for \$8,650,000 (\$55.13/SF)
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1325 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket

★★★★★

TRANSPORTATION	
Parking:	150 free Surface Spaces are available; Ratio of 3.91/1,000 SF
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (23)

BUILDING 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.

Lease Availability Report

34

1225 Tri-State Parkway - Grand Tri State Corporate Centre

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1999
RBA:	41,943 SF
Floors:	1
Typical Floor:	41,943 SF

AVAILABILITY

Min Divisible:	3,057 SF
Max Contig:	7,335 SF
Total Available:	10,392 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	530	Office	Direct	7,335	7,335	7,335	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	570	Office	Direct	3,057	3,057	3,057	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Nov 23, 2016 for \$9,500,000 (\$55.75/SF)
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AMENITIES

24 Hour Access, Air Conditioning, Signage

TRANSPORTATION

Parking:	220 free Surface Spaces are available; Ratio of 5.20/1,000 SF
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (24)

1225 Tri-State Parkway - Grand Tri State Corporate Centre
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Columbia College Of Missouri	14,670 SF	West's Insurance Agency. Inc.	11,714 SF
Clearbrook	3,460 SF	Consumer's Knowledge University	2,000 SF

BUILDING 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.

Lease Availability Report

35

1275 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1998
RBA:	39,813 SF
Floors:	1
Typical Floor:	39,813 SF

AVAILABILITY

Min Divisible:	19,585 SF
Max Contig:	20,228 SF
Total Available:	39,813 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	20,228	20,228	20,228	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	110	Office	Direct	19,585	19,585	19,585	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Apr 15, 2015 for \$8,650,000 (\$55.13/SF)
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AMENITIES

Pond, Signage

TRANSPORTATION

Parking:	176 free Surface Spaces are available; Ratio of 3.36/1,000 SF
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (23)

1275 Tri-State Parkway - Crown Corporate Center
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

Enova International	39,772 SF
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Lease Availability Report

36

1375 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1991
RBA:	36,995 SF
Floors:	1
Typical Floor:	36,995 SF

AVAILABILITY

Min Divisible:	4,170 SF
Max Contig:	18,527 SF
Total Available:	36,995 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	14,298	14,298	14,298	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	110	Office	Direct	18,527	18,527	18,527	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									
P 1st	120	Office	Direct	4,170	4,170	4,170	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Apr 15, 2015 for \$8,650,000 (\$55.13/SF)
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TRANSPORTATION

Parking:	148 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

Pinnacle Propane	14,258 SF
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1375 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING 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.

Lease Availability Report

37

1425 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1990
RBA:	41,698 SF
Floors:	1
Typical Floor:	41,698 SF

AVAILABILITY

Min Divisible:	7,416 SF
Max Contig:	11,457 SF
Total Available:	18,873 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	160	Office	Direct	7,416	7,416	7,416	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000 Virtual Tour https://tour.vht.com/434359759/1425-tri-state-pkwy-180-gurnee-il-60031/idx									
P 1st	180	Office	Direct	11,457	11,457	11,457	\$10.00/NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C. - Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000									

LEASING AGENTS

Company:	Avalon Realty Associates, L.L.C.
Contacts:	Carlo J. Santucci (847) 506-1000 X5132, Joseph Santucci (847) 506-1000

SALE

Last Sale:	Portfolio of 4 Office Properties in Gurnee, IL Sold on Apr 15, 2015 for \$8,650,000 (\$55.13/SF)
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AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	166 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (28)
Transit Score ®:	Minimal Transit (24)

1425 Tri-State Parkway - Crown Corporate Center
Gurnee, IL 60031 - Far North Submarket



KEY TENANTS

YWCA USA	10,000 SF	Qps Employment Group	2,280 SF
Qps Staffing Service	500 SF		

BUILDING 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.

Lease Availability Report

38

3900 Washington St - Washington Crossings

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1998; Renov 2019
GLA:	28,106 SF
Floors:	1
Typical Floor:	28,106 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,400 SF
Max Contig:	2,400 SF
Total Available:	2,400 SF
Asking Rent:	\$12.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	U and T	Off/Med	Direct	2,400	2,400	2,400	\$12.00/MG	Vacant	Negotiable

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

Former FURNISHED HIGH END Medical office space (about 6 rooms-3 exam rooms, 3 offices, separate procedure rooms, large waiting room, up for rent for a wide variety of users, including a new medical or other professional office user (law, insurance, real estate, etc.) or space can be used as a larger salon or massage parlor and the like with all the separate rooms as described. This is a very nice space that has been updated with excellent fixtures.

LEASING AGENTS

Company:	Excel Prime Realty
Contacts:	Jay Roy (608) 247-2860, Frank Miller (847) 668-5552

SALE

Last Sale:	Sold on May 19, 2017 for \$1,615,000 (\$57.46/SF) at 10.00% Cap
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AMENITIES

Air Conditioning, Signage, Signalized Intersection, Tenant Controlled HVAC

KEY TENANTS

Desi Needs	3,800 SF	Rebaño Compañerismo Cristiano	2,810 SF
Chef Paul Catering	2,400 SF	Great Lakes Pain LLC	2,400 SF
Prestige Cleaners	2,400 SF	Mr. Pita	2,000 SF

TRAFFIC & FRONTAGE

Traffic Volume:	32,901 on Washington St & Frontage Rd (2015)
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Made with TrafficMetrix® Products

3900 Washington St - Washington Crossings

Gurnee, IL 60031 - Far North Submarket

★★★★★

TRAFFIC & FRONTAGE	
	38,928 on Skokie Hwy & Cty A22 (2022)
Frontage:	473' on 436 S Greenbay Rd
	307' on Ambrogio Dr (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION	
Parking:	160 Surface Spaces are available; Ratio of 5.69/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Some Transit (27)

BUILDING NOTES

* Ample parking

Lease Availability Report

39

5101 Washington St - Saratoga Square

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1990
GLA:	113,170 SF
Floors:	2
Typical Floor:	56,585 SF
Docks:	None

AVAILABILITY

Min Divisible:	200 SF
Max Contig:	2,800 SF
Total Available:	6,875 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	16	Off/Ret	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 1st	Saratog	Office	Direct	200 - 300	300	300	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	2-j	Office	Direct	1,500	2,800	2,800	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	2I	Office	Direct	1,300	2,800	2,800	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									
P 2nd	2D	Office	Direct	625	625	625	Withheld	Vacant	Negotiable
Marling Management, Inc. - Mike Marling (847) 249-8322									

LEASING AGENTS

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

AMENITIES

Property Manager on Site, Signage

KEY TENANTS

Arosa	56,585 SF	AccuVISION	5,000 SF
The Chocolate Sanctuary	5,000 SF	East Meets West Therapeutics	3,775 SF
Chicago Title Insurance Company	3,500 SF	WG Technologies	3,425 SF

5101 Washington St - Saratoga Square

Gurnee, IL 60031 - Far North Submarket

★ ★ ★ ★ ★

TRAFFIC & FRONTAGE

Traffic Volume:	15,600 on Washington Street & Cty W20 (2019)
	20,657 on Washington St & I- 94 (2015)
Frontage:	287' on Washington St (with 1 curb cut)
	280' on Milwaukee Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	381 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	10 minute drive to Libertyville Station (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Some Transit (26)

BUILDING NOTES

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

Lease Availability Report

40

6071 Washington St

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Year Built:	2018
RBA:	7,200 SF
Floors:	1
Typical Floor:	7,200 SF

AVAILABILITY

Min Divisible:	1,898 SF
Max Contig:	1,898 SF
Total Available:	1,898 SF
Asking Rent:	\$19.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Office	Direct	1,898	1,898	1,898	\$19.00/NNN	Vacant	Negotiable

Keller Williams North Shore West - Daniel Winkowski (847) 445-7325, Robb Satten (847) 875-8201

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.

LEASING AGENTS

Company:	Keller Williams North Shore West
Contacts:	Daniel Winkowski (847) 445-7325, Robb Satten (847) 875-8201

TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	11 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (24)

Lease Availability Report

41

6475 Washington St - Hunt Club Professional Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2000
RBA:	15,088 SF
Floors:	1
Typical Floor:	15,088 SF

AVAILABILITY

Min Divisible:	1,398 SF
Max Contig:	2,112 SF
Total Available:	3,510 SF
Asking Rent:	\$17.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Direct	1,398	1,398	1,398	\$17.00/NNN	Vacant	Negotiable

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

Now offering Unit 102 for lease. Unit 102 in this well maintained property is a black box shell space with 1,398 Sq.Ft w/ one private office, ADA complaint men and woman bathrooms, wet sprinkler system, ABT alarms system & a electric furnace. Landlord is responsible for Water and Garbage. Tenant responsible for all other utilities & CAM. Landlord is also willing to assist with buildout costs.

P 1st	100	Office	Direct	2,112	2,112	2,112	\$17.00/NNN	Vacant	Negotiable
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Coldwell Banker Commercial Realty - Paul Proano (312) 860-4043

Now offering Unit 100 for lease with 2,312 Sq.Ft of built out office space with four private offices, build in counter front reception area, ADA compliant men's and women's bathrooms, wet sprinkler system, LED lighting, three installed sinks with fine cabinets, and updated tagged fire distinguishers. Landlord is responsible for Water and Garbage. Tenant responsible for all other utilities and CAM. Landlord will assist with buildout costs.

LEASING AGENTS

Company: Coldwell Banker Commercial Realty

Contacts: Paul Proano (312) 860-4043

SALE

For Sale: \$3,150,000 (\$208.78/SF) at 6.00% Cap Rate - Active

Sale Company: Coldwell Banker Commercial Realty

Contacts: Paul Proano (312) 860-4043

6475 Washington St - Hunt Club Professional Center
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Parking:	60 Surface Spaces are available; Ratio of 4.64/1,000 SF
Commuter Rail:	9 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Minimal Transit (24)

KEY TENANTS

Hupy and Abraham S.C.	2,600 SF	Brightstar	2,115 SF
Bradley C. Rule, D.D.S.	1,200 SF	Clinical Investigation Specialists, Inc.	1,000 SF

BUILDING 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