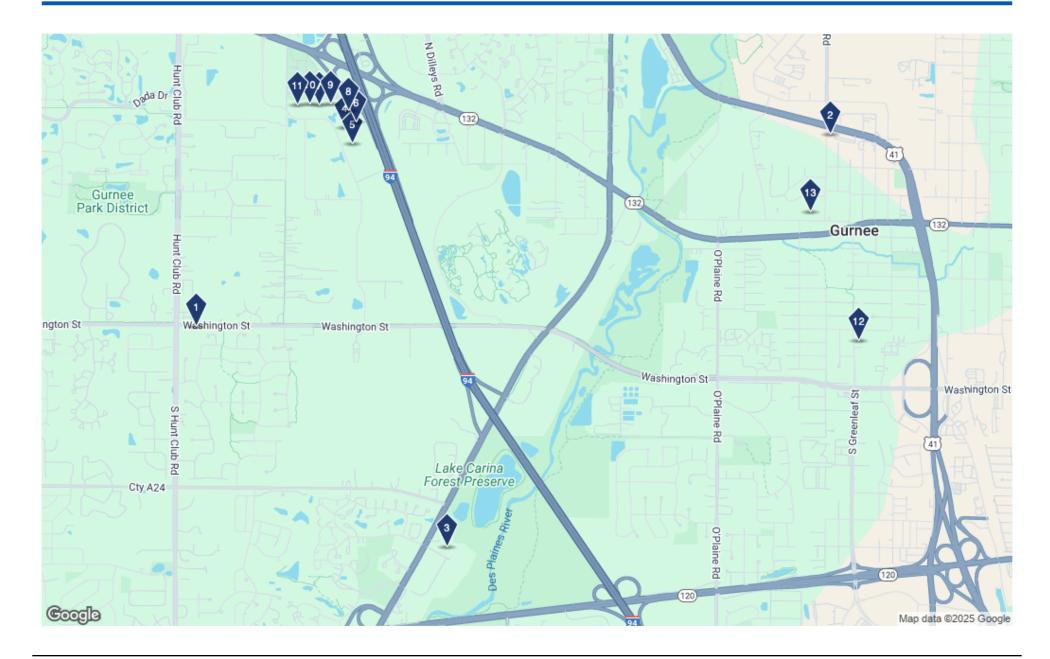
Gurnee Office - for Sale





6475 Washington St - Hunt Club Professional Center

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

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			

For Lease Summary

Number of Spaces	1	Smallest Space	2,112 SF
Max Contiguous	2,112 SF	Vacant	2,112 SF
% Leased	86.0%	Asking Rent	\$17.00 SF/yr
Service Type	Triple Net	CAM	\$6.00/SF
Office Available	2,112 SF		

Available Spaces

Floor	Suite	Use	Туре	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

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

Transportation

60 Surface Spaces; Ratio of 4.64/1,000 SF		
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)		
Prairie Crossing Station (Md-North) 🛐	9 min drive	
Prairie Crossing Station (Ncs)	11 min drive	
Chicago O'Hare International	42 min drive	
	19,268 on N Hunt Club Rd (2022); 17,198 on Gurnee Glen (2015); 15,565Washington St (2022); 19,497 on N Hunt Club Rd (2022); 17,416 on Chur Dr (2022); 22,380 on White Oak Ln (2015); 15,414 on W Tiger Tail Ct (201Prairie Crossing Station (Md-North)▶Prairie Crossing Station (Ncs)	



6475 Washington St - Hunt Club Professional Center

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

★★☆☆ Office

Transportation (Continued)

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

Primary Leasing Company			
Coldwell Banker Commercial Realty 1910-1930 Clybourn Ave Chicago, IL 60614 USA (312) 266-7000 www.cbcworldwide.com	Paul Proano Commercial Investment Sales Specialist	pproano@cbcnrt.com	(312) 860-4043
Coldwell Banker Commercial Realty 6400 Northwest Hwy Chicago, IL 60631 USA (773) 631-8300 www.coldwellbankerhomes.com	Paul Proano Commercial Investment Sales Specialist	pproano@cbcnrt.com	(312) 860-4043
Sales Company			
Coldwell Banker Commercial Realty 6400 Northwest Hwy Chicago, IL 60631 USA (773) 631-8300 www.coldwellbankerhomes.com	Paul Proano Commercial Investment Sales Specialist	pproano@cbcnrt.com	(312) 860-4043
Recorded Owner			
Hunt Club Professional Cen- ter LLC 6475 Washington St, Suite 101 Gurnee, IL 60031 USA (847) 662-7717			
True Owner			
Bradley C. Rule, D.D.S. 6475 Washington St, Suite 101 Gurnee, IL 60031 USA (847) 662-7717 www.ruledds.com	Bradley Rule Owner	bradleyrule@msn.com	(847) 662-7717





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

Contact Details (Continued)

Property Manager

Bradley C. Rule, D.D.S. 6475 Washington St, Suite 101 Gurnee, IL 60031 USA (847) 662-7717 www.ruledds.com

Beverly Smith Business Administrator

Architect

Richard Preves & Assoc PC 704 Florsheim Dr, Suite 10 Libertyville, IL 60048 USA (847) 362-9373 prevesassociates.com





Office

(847) 662-7717

Property Summary

RBA	4,180 SF
Built	2001
Stories	2
Typical Floor	2,090 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	15 (3.75/1,000 SF)



Property Details

Land Area	0.30 AC (13,068 SF)	Building FAR	0.32
Owner Occupied	No	Zoning	O-1
Parcel	07-13-305-002		
For Sale Summary			
Asking Price	\$1,199,000 (\$286.84/SF)	Status	Active
Sale Type	Owner User	RBA	4,180 SF
Land	0.30 AC	Built	2001
On Market	135 Days	Last Update	February 3, 2025
Sale Conditions	High Vacancy Property +1		

Previous Sale

Sale Date	5/30/2003	Sale Price	\$349,000 (\$83.49/SF)
Comp ID	781089	Sale Type	Owner User
Comp Status	Research Complete		

Transportation

Parking Details	15 Surface Spaces; Ratio of 3.75/1,000 SF					
Traffic Volume	(2015); 36,334 on Blackbu	7,449 on Grandville Ave (2015); 6,123 on Grandville Ave (2022); 23,077 on Grove Ave (2022); 22,753 on Grove Ave (2015); 36,334 on Blackburn St (2022); 35,108 on N Delany Rd (2015); 36,038 on Cty W27 (2022); 38,744 on Estes Ave (2015); 5,702 on S Brown Cir (2022); 36,217 on Grandville Ave (2015)				
Commuter Rail	Waukegan Station 🕙				10 min drive	
	North Chicago Station 🕙				11 min drive	
Airport	Chicago O'Hare Internation	Chicago O'Hare International 42				
Walk Score ®	Car-Dependent (38)					
Transit Score ®	Some Transit (26)					
Tenants						
Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration	
Ganfield Therapeutics	1	-	6	Jan 2019	-	







Office

Tenants (Continued) Tenant Name Floor SF Occupied Employees Move Date Expiration Showing 1 of 1 Tenants **Contact Details Sales Company** @properties Commercial Mike Levin mikelevin@atproperties.com (847) 977-5389 1875 Damen Ave Senior Commercial Specialist Chicago, IL 60647 USA (312) 506-0200 www.atproperties.com **Recorded Owner** Ganfield E M Living Trust 645 Rockland Ave Lake Bluff, IL 60044 USA **True Owner Ganfield Mfr Therapeutics Ltd** Liz Ganfield 1125 Delany Rd Gurnee, IL 60031 USA (847) 244-7070 www.ganfieldtherapeutics.com



731 S Route 21 - Triangle Corporate Park Gurnee, IL 60031 (Lake County) - Far North Submarket

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		

For Lease Summary

Number of Orecore	4	Ornellest Orness	1 400 05	
Number of Spaces	I	Smallest Space	1,432 SF	
Max Contiguous	1,432 SF	Vacant	2,864 SF	
% Leased	90.6%	Asking Rent	\$22.60 SF/yr	
Service Type	Modified Gross	CAM	\$2.90/SF	
Office Available	1,432 SF			

Available Spaces

Floor	Suite	Use	Туре	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

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		

Transportation

Parking Details	167 Surface Spaces; Ratio of 10.00/1,000 SF	
Traffic Volume	affic Volume 18,988 on Manchester Rd (2015); 21,179 on Spinney Run Dr (2015); 9,268 on W Hickory Have Hickory Haven Dr (2022); 17,639 on S Riverside Dr (2022); 15,904 on S Riverside Dr (2022); Ave (2022); 18,887 on N Milwaukee Ave (2022); 20,631 on Milwaukee Ave (2015); 9,065 on C	
Commuter Rail	Libertyville Station 욉	8 min drive
	Prairie Crossing Station (Md-North) 🎦	9 min drive



731 S Route 21 - Triangle Corporate Park

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



Office

Transportation (Continued)

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

Leasing Company			
Coldwell Banker Residential Brokerage 225 Deerpath, Suite 50 Lake Forest, IL 60045 USA (847) 234-8000 www.cbcworldwide.com	John Josephitis Broker	jjosephitis@comcast.net	(847) 373-1766

Sales Company

,			
Marcus & Millichap 333 Wacker Dr, Suite 200	Frank Roti First Vice President	Frank.Roti@marcusmillichap.com	(312) 848-9100
Chicago, IL 60606 USA (312) 327-5400 marcusmillichap.com	Brett Rodgers First Vice President of Investments	brodgers@marcusmillichap.com	(312) 351-5000
Coldwell Banker Residential Brokerage 225 Deerpath, Suite 50 Lake Forest, IL 60045 USA (847) 234-8000 www.cbcworldwide.com	John Josephitis Broker	jjosephitis@comcast.net	(847) 373-1766
Marcus & Millichap 1 Mid America Plz, Suite 200 Oakbrook Terrace, IL 60181 USA (630) 570-2200 marcusmillichap.com	Steven Weinstock Senior VP/Regional Manager/Nat'l Dir Self-Storage	Steven.Weinstock@marcusmillichap.com	(630) 570-2200
Recorded Owner			
Savin Fennewald Llc 30676 Milwaukee Ave Libertyville, IL 60048 USA			



(847) 362-4958



Office

Contact Details (Continued)

Developer

Murphy Real Estate & Development 714 Burlington Ave, Suite 2nd Floor La Grange, IL 60525 USA (708) 588-0370

Architect

Monarch Design & Construction, LLC 645 Tollgate Rd, Suite 110 Elgin, IL 60123 USA (847) 531-4450



1125 Tri State Pkwy - Grand Tri-State Corporate Centre

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

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			

For Lease Summary

Number of Spaces	2	Smallest Space	5,219 SF
Max Contiguous	25,803 SF	Vacant	31,022 SF
% Leased	25.0%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	31,022 SF		

Available Spaces

Floor	Suite	Use	Туре	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
P 1	710	Office	Direct	5,219	5,219	5,219	\$10.00 NNN	Vacant	Negotiable

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
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		



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 (N	NCS) 🕙			14 min driv
	Prairie Crossing Station (MD-North)	2			15 min driv
Airport	Chicago O'Hare International				39 min driv
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 Tenant
Contact Details					
Primary Leasing Company					
Avalon Realty Associates, L.L.C. 1245 Waukegan Rd	Carlo Santucci Commercial Broker / Vice President	carlo@avalonreal.com			(847) 293-2547
Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com					
Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com					
Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com Sales Company Avalon Realty Associates, L.L.C.	Joseph Santucci Managing Broker / President	jcs@avalonre	eal.com		(847) 506-1000
Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com Sales Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA		jcs@avalonre carlo@avalor			(847) 506-1000 (847) 293-2547
Glenview, IL 60025 USA (847) 506-1000	Managing Broker / President Carlo Santucci		nreal.com		. ,

Recorded Owner

MC Management 8080 80th St Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com

Trust 2418

1175 Tri State Pky Gurnee, IL 60031 USA www.mcrentalproperties.com







Office

Contact Details (Continued)

True Owner

MC Management 8080 80th St Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com

Developer

T.R.L.P. IL USA



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

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			

For Lease Summary

Number of Spaces	1	Smallest Space	43,224 SF
Max Contiguous	43,224 SF	Vacant	43,224 SF
% Leased	0.0%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	43,224 SF		

Available Spaces

Floor	Suite	Use	Туре	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

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		

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		



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

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



Office

Transportation

220 Surface Spaces; Ratio of 6.00/1,000 SF	
6,707 on Not Available (2020); 88,699 on Grand Ave (2022); 2,577 on Wo (Unnamed) (2022); 26,793 on I- 94 (2022); 40,484 on I- 94 (2022); 25,26 (2017); 3,445 on Pvt Access Rd (2015); 92,267 on Washington St (2022)	7 on N Dilleys Rd (2022); 21,100 on I- 94
Prairie Crossing Station (Md-North) 🎦	13 min drive
Prairie Crossing Station (Ncs) 🕙	14 min drive
Chicago O'Hare International	43 min drive
Car-Dependent (21)	
Minimal Transit (24)	
	6,707 on Not Available (2020); 88,699 on Grand Ave (2022); 2,577 on We (Unnamed) (2022); 26,793 on I- 94 (2022); 40,484 on I- 94 (2022); 25,26 (2017); 3,445 on Pvt Access Rd (2015); 92,267 on Washington St (2022) Prairie Crossing Station (Md-North) Prairie Crossing Station (Ncs) Chicago O'Hare International Car-Dependent (21)

Contact Details

Primary Leasing Company

Avalon Realty Associates, L.L.C.	Carlo Santucci Commercial Broker / Vice President	carlo@avalonreal.com	(847) 293-2547
1245 Waukegan Rd Glenview, IL 60025 USA			
(847) 506-1000			
www.avalonreal.com			

Sales Company

Baum Realty Group, LLC 1030 Chicago Ave, Suite 200 Chicago, IL 60642 USA (312) 666-3000 www.baumrealty.com	Tyler Dechter Vice President / Broker	tyler@baumrealty.com	(847) 767-3342
	Ari Topper Principal / Broker	ari@baumrealty.com	(312) 550-7018
	Owen Wiesner Senior Associate/Broker	owen@baumrealty.com	(309) 826-3812

Recorded Owner

Trust 2418 1175 Tri State Pky Gurnee, IL 60031 USA www.mcrentalproperties.com

True Owner

MC ManagementFrank Costa8080 80th StBridgeview, IL 60455 USA(708) 594-3576www.mcrentalproperties.com		frank@costaconstruction.net	(708) 774-1542	
Property Manager				
CWFS-REDS 7501 Wisconsin Ave Bethesda, MD 20814 USA (301) 204-2192 www.cwcapital.com	Chelsea Schulz	cschulz1@cwcapital.com	(202) 715-9536	







Contact Details (Continued)

Developer			
T.R.L.P. IL USA			
USA			



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

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			

For Lease Summary

Number of Spaces	1	Smallest Space	39,000 SF
Max Contiguous	39,000 SF	Vacant	39,000 SF
% Leased	0.0%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	39,000 SF		

Available Spaces

Floor	Suite	Use	Туре	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

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
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		



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



Office

Transportation

Parking Details	220 Surface Spaces; Ratio of 5.64/1,	220 Surface Spaces; Ratio of 5.64/1,000 SF					
Traffic Volume	I- 94 (2017); 2,577 on Woodland Inte	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 Dilleys Rd (2022); 38,159 on I- 94 (2022); 3,445 on Pvt Access Rd (2015)					
Commuter Rail	Washington St (Grayslake) Station (N	lcs) 🕙			14 min drive		
	Prairie Crossing Station (Md-North)	لا			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		
Contact Details							
Primary Leasing Company							
Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com	Carlo Santucci Commercial Broker / Vice President	carlo@avalon	real.com		(847) 293-2547		
Sales Company							
Baum Realty Group, LLC 1030 Chicago Ave, Suite 200	Tyler Dechter Vice President / Broker	tyler@baumrealty.com		(847) 767-3342			
Chicago, IL 60642 USA (312) 666-3000 www.baumrealty.com	Ari Topper Principal / Broker	ari@baumrealty.com		(312) 550-7018			
	Owen Wiesner Senior Associate/Broker	owen@baumrealty.com			(309) 826-3812		
Recorded Owner							
Trust 2418 1175 Tri State Pky Gurnee, IL 60031 USA www.mcrentalproperties.com							
True Owner							
MC Management 8080 80th St Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com	Frank Costa	frank@costac	construction.net		(708) 774-1542		





Chelsea Schulz

cschulz1@cwcapital.com



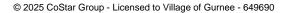
(202) 715-9536

Office

Contact Details (Continued)

Property Manager

CWFS-REDS 7501 Wisconsin Ave Bethesda, MD 20814 USA (301) 204-2192 www.cwcapital.com





1325 Tri-State Pky - Crown Corporate Center Gurnee, IL 60031 (Lake County) - Far North Submarket

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			

For Lease Summary

Number of Spaces	4	Smallest Space	1,258 SF
Max Contiguous	23,101 SF	Vacant	36,015 SF
% Leased	7.0%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	36,015 SF		

Available Spaces

Floor	Suite	Use	Туре	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
P 1	100	Office	Direct	6,242	6,242	6,242	\$10.00 NNN	Vacant	Negotiable
P 1	120	Office	Direct	5,414	5,414	5,414	\$10.00 NNN	Vacant	Negotiable
P 1	140	Office	Direct	1,258	1,258	1,258	\$10.00 NNN	Vacant	Negotiable

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





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



Office

Previous Sale

Sale Date	4/15/2015	4/15/2015 Sale Price		\$1,947,476	(\$50.28/SF)	
Comp ID	3279613	Sale Type	Invest		restment	
Comp Status	Research Complete	Actual Cap Rate		7.4%		
Sale Conditions	1031 Exchange					
Transportation						
Parking Details	150 Surface Spaces; Ratio of 3.87/1,	000 SF				
Traffic Volume	12,439 on Not Available (2020); 2,577 Access Rd (2015); 88,699 on Grand A 25,323 on I- 94 (2022); 38,835 on Gu	ve (2022); 21,100 on		``	/ // /	
Commuter Rail	Washington St (Grayslake) Station (Ncs) 🞦				13 min drive	
	Prairie Crossing Station (Md-North)	2			13 min drive	
Airport	Chicago O'Hare International				42 min drive	
Walk Score ®	Car-Dependent (26)					
Transit Score ®	Minimal Transit (23)					
Tenants						
		05.0				
Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration	
Tenant Name Maple Flooring Manufacturers As		2,649	Employees 10	Move Date Mar 2024	Expiration -	
		•			Expiration - Showing 1 of 1 Tenant	
Maple Flooring Manufacturers As		•				
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C.		•	10			
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000	sociation 1 Carlo Santucci	2,649	10 eal.com		- Showing 1 of 1 Tenant	
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA	sociation 1 Carlo Santucci Commercial Broker / Vice President Joseph Santucci	2,649 carlo@avalonre	10 eal.com		- Showing 1 of 1 Tenant (847) 293-2547	
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000	sociation 1 Carlo Santucci Commercial Broker / Vice President Joseph Santucci Managing Broker / President Jose Jimenez	2,649 carlo@avalonreal jcs@avalonreal	10 eal.com		- Showing 1 of 1 Tenant (847) 293-2547 (847) 506-1000	
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com Sales Company Avalon Realty Associates, L.L.C.	sociation 1 Carlo Santucci Commercial Broker / Vice President Joseph Santucci Managing Broker / President Jose Jimenez	2,649 carlo@avalonreal jcs@avalonreal	10 eal.com al.com		- Showing 1 of 1 Tenant (847) 293-2547 (847) 506-1000	
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com Sales Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000	sociation 1 Carlo Santucci Commercial Broker / Vice President Joseph Santucci Managing Broker / President Jose Jimenez Commercial Broker Joseph Santucci	2,649 carlo@avalonreal jcs@avalonreal jose@avalonre	10 eal.com al.com		- Showing 1 of 1 Tenant (847) 293-2547 (847) 506-1000 (773) 931-6096	
Maple Flooring Manufacturers As Contact Details Primary Leasing Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com Sales Company Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA	Sociation 1 Carlo Santucci Commercial Broker / Vice President Joseph Santucci Managing Broker / President Jose Jimenez Commercial Broker Joseph Santucci Managing Broker / President Carlo Santucci	2,649 carlo@avalonreal jcs@avalonreal jose@avalonreal	10 eal.com al.com l.com eal.com		- Showing 1 of 1 Tenant (847) 293-2547 (847) 506-1000 (773) 931-6096 (847) 506-1000	





Contact Details (Continued)

Recorded Owner

Standard Bank & Trust Company Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com

True Owner

MC Management 8080 80th St

Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com Frank Costa

frank@costaconstruction.net

(708) 774-1542





Office

1225 Tri-State Parkway - Grand Tri State Corporate Centre

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

★★★☆☆

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		

For Lease Summary

Number of Spaces	2	Smallest Space	3,057 SF
Max Contiguous	7,335 SF	Vacant	10,392 SF
% Leased	75.2%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	10,392 SF		

Available Spaces

Floor	Suite	Use	Туре	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
P 1	570	Office	Direct	3,057	3,057	3,057	\$10.00 NNN	Vacant	Negotiable

For Sale Summary

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

1225 Tri-State Parkway - Grand Tri State Corporate Centre

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



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, on I- 94 (2017); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 38,159 on I- 94 (2022); 3, on Pvt Access Rd (2015); 25,267 on N Dilleys 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

Contact Details

Primary Leasing Company

Avalon Realty Associates, Ca

Carlo Santucci Commercial Broker / Vice President

carlo@avalonreal.com

(847) 293-2547

L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com

Avalon Realty Associates,

Sales Company

1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com

L.L.C.

Joseph Santucci Managing Broker / President	jcs@avalonreal.com	(847) 506-1000
Carlo Santucci Commercial Broker / Vice President	carlo@avalonreal.com	(847) 293-2547
Jose Jimenez Commercial Broker	jose@avalonreal.com	(773) 931-6096
Michael Lukman Broker	michael@avalonreal.com	(971) 217-2313

Recorded Owner

MC Management 8080 80th St

Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com





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



Contact Details (Continued)

Trust 2418 1175 Tri State Pky Gurnee, IL 60031 USA www.mcrentalproperties.com

True Owner

West's Insurance Agency. Inc. 1225 Tri-State Parkway, Suite 500 Gurnee, IL 60031 USA (847) 623-0456 www.westinsurance.com



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

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)



7.4%

Property Details

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

For Lease Summary

-				
Number of Spaces	2	Smallest Space	19,585 SF	
Max Contiguous	20,228 SF	Vacant	39,813 SF	
% Leased	0.0%	Asking Rent	\$10.00 SF/yr	
Service Type	Triple Net	CAM	\$3.00/SF	
Office Available	39,813 SF			

Available Spaces

Floor	Suite	Use	Туре	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
P 1	110	Office	Direct	19,585	19,585	19,585	\$10.00 NNN	Vacant	Negotiable

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	
Previous Sale				
Sale Date	4/15/2015	Sale Price	\$2,205,212 (\$55.39/SF)	
Comp ID	3279613	Sale Type	Investment	

Research Complete

1031 Exchange



Comp Status

Sale Conditions

Actual Cap Rate

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



Office

Transportation

on I-94 (2017): 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 38,155 on Pvt Access Rd (2015); 38,835 on Gurnee Cir E (2015) Commuter Rail Washington St (Grayslake) Station (Ncs) 1 Prairie Crossing Station (Md-North) 1 Airport Chicago O'Hare International Walk Score @ Car-Dependent (24) Transit Score @ Minimal Transit (23) Tenants Floor Tenant Name Floor Floor SF Occupied Employees Move Date Enova International 1 39,772 265 Oct 2009 S Contact Details Carlo Santucci Primary Leasing Company Carlo Santucci Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com Sales Company Avalon Realty Associates, LLC. Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com Sales Company Avalon Realty Associates, LLC. Managing Broker / Vice President carlo@avalonreal.com Joseph Santucci Managing Broker / Presiden							
on I- 94 (2017): 2577 on Woodinand Intermediate School Access Rd (Unnamed) (2022): 58,155 Commuter Rail Washington St (Grayslake) Station (No:s) Imported in the school Access Rd (2015): 38,835 on Gurnee Cir (2015) Airport Chicago O'Hare International Walk Score @ Car-Dependent (24) Transit Score @ Minimal Transit (23) Tenants For SF Occupied Employees Move Date Enova International 1 Avaion Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo @avaionreal.com Sales Company Maxianging Broker / President Avaion Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo @avaionreal.com Sales Company Maxianging Broker / Vice President carlo @avaionreal.com Avaion Realty Associates, LLC. Commercial Broker / Vice President carlo @avaionreal.com Sales Company Avaionreal.com (84 Avaionreal.com Garlo Santucci Carlo @avaionreal.com Sales Company Joseph Santucci carlo @avaionreal.com Avaionreal.com Joseph Santucci carlo @avaionreal.com Jose Jimenez jose @avaionreal.com (77	Parking Details	176 Surface Spaces; Ratio of 3.36/1,	176 Surface Spaces; Ratio of 3.36/1,000 SF				
Airport Chicago O'Hare International Mix Score @ Car-Dependent (24) Transit Score @ Minimal Transit (23) Tenants Tenants Tenants Tenants Tenants Tenants Tenant Same Tenant Same Tenant Same Tenant Same Contact Details Primary Leasing Company Avalon Realty Associates, LL C. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Avalon Realty Associates, LL C. (Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Avalon Realty Associates, LL C. (Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Avalon Realty Associates, La 6400028 Carlo Santucci Commercial Broker / Vice President jcs@avalonreal.com (84 Sandard Bank & Trut Com- pany Tust #14642 Joseph Santucci Managing Broker / President jcs@avalonreal.com	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)					
Airport Chicago O'Hare International Walk Score @ Car-Dependent (24) Transit Score @ Minimal Transit (23) Tenants Floor SF Occupied Employees Move Date Enova International 1 39,772 265 Oct 2009 Contact Details Frimary Leasing Company S S Avalon Reaity Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Sales Company Sales Company Garlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Sales Company Joseph Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Sales Company Joseph Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Managing Broker / President jose @ avalonreal.com (84 Joseph Santucci Commercial Broker jose @ avalonreal.com (77 Recorded Owner Sandard Bank & Trust Com- pany Trust #14424 jose @ avalonreal.com (77 Recorded Owner Sandard Bank & Trust Com- pany Trust #14424 Sondor St Sandard Bank & Trust Com- pany Trust #14424 Sondor St Sandaronreal.com <td< td=""><td>Commuter Rail</td><td>Washington St (Grayslake) Station (N</td><td>lcs) 🕙</td><td></td><td></td><td>14 min drive</td></td<>	Commuter Rail	Washington St (Grayslake) Station (N	lcs) 🕙			14 min drive	
Walk Score @ Car-Dependent (24) Transit Score @ Minimal Transit (23) Tenants Floor SF Occupied Employees Move Date Enval International 1 39,772 265 Oct 2009 Contact Details Floor SF Occupied Employees Move Date Primary Leasing Company Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 1245 Waukegan Rd Glerniew, IL 60025 USA (847) 505-1000 Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Sales Company Avalon Reaity Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Sales Company Managing Broker / President jcs@ avalonreal.com (84 Managing Broker / President jcs@ avalonreal.com (77 Recorded Owner Sandard Bank & Trust Com- pany Trust #14642 (77 Sandra Bank & Trust Com- pany Trust #14642 USA (78 Mindgeview, IL 60455 USA Www.morentalproperties.com (77		Prairie Crossing Station (Md-North)	لا			13 min drive	
Transit Score @ Minimal Transit (23) Tenants Floor SF Occupied Employees Move Date Enova International 1 39,772 265 Oct 2009 Contact Details S S S Primary Leasing Company S S S Avalon Realty Associates, LL.C. Carlo Santucci Carlo @ avalonreal.com (84 Sales Company S Carlo Santucci Carlo @ avalonreal.com (84 Sales Company S Commercial Broker / Vice President carlo @ avalonreal.com (84 1245 Waukegan Rd Carlo Santucci Commercial Broker / Vice President ics @ avalonreal.com (84 1245 Waukegan Rd Commercial Broker / Vice President ics @ avalonreal.com (84 1245 Waukegan Rd Soeph Santucci jose@ avalonreal.com (84 Www.avalonreal.com Joseph Santucci jose@ avalonreal.com (84 Soe Jimenez jose@ avalonreal.com (77 Recorded Owner S S (77 Standard Bank & Trust Com-pany Trust #14642 Soeph Santucci (77 <t< td=""><td>Airport</td><td>Chicago O'Hare International</td><td></td><td></td><td></td><td>42 min drive</td></t<>	Airport	Chicago O'Hare International				42 min drive	
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Tenant Name Floor SF Occupied Employees Move Date Enova International 1 39,772 265 Oct 2009 S Contact Details S S S S Primary Leasing Company Carlo Santucci Carlo@avalonreal.com (84 Clenview, IL 60025 USA Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Glenview, IL 60025 USA Joseph Santucci jcs@avalonreal.com (84 Joseph Santucci Commercial Broker / Vice President jcs@avalonreal.com (84 Joseph Santucci Jose@avalonreal.com (77 Recorded Owner Standard Bank & Trust Com- pany Trust #14642 Joseph Santucci Jose@avalonreal.com (77 Ridgeview, IL 60455 USA Www.mcrentalproperties.com Jose Jinenez Jose@avalonreal.com (77	Transit Score ®	Minimal Transit (23)					
Enova International 1 39,772 265 Oct 2009 Contact Details Frimary Leasing Company \$ Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Sales Company Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 Garlo Santucci Joseph Santucci Jose Jimenez Commercial Broker / President jcs@avalonreal.com (84 Managing Broker / President jcs@avalonreal.com (84 Jose Jimenez Commercial Broker jose@avalonreal.com (77 Recorded Owner Sandard Bank & Trust Com- pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com Sandard Bank & Trust Com- pany Trust #14642 Sandard Bank & Trus	Tenants						
S Contact Details Primary Leasing Company Avaion Realty Associates, LL.C. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Avaion Realty Associates, LL.C. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Avaion Realty Associates, LL.C. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 Joseph Santucci Managing Broker / President jcs@avalonreal.com (84 Jose Jimenez Commercial Broker jose@avalonreal.com (77 Recorded Owner Standard Bank & Trust Com- pany Trust #14642 8080 800 HS Bridgeview, IL 60455 USA www.mcrentalproperties.com	Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration	
Contact Details Primary Leasing Company Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84) Sales Company Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84) Sales Company Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84) 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 Carlo Santucci Commercial Broker / Vice President jcs@avalonreal.com (84) 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 Managing Broker / President jcs@avalonreal.com (84) Www.avalonreal.com Managing Broker / President jcs@avalonreal.com (84) Www.avalonreal.com Managing Broker / President jose@avalonreal.com (77) Recorded Owner Sandard Bank & Trust Com- pany Trust #14642 8080 800 H St Bridgeview, IL 60455 USA www.mcrentalproperties.com Sandard Bank & Trust Com- pany Trust #14642	Enova International	1	39,772	265	Oct 2009	-	
Primary Leasing Company Carlo Santucci carlo @avalonreal.com (84 Avaion Realty Associates, LL.C. Commercial Broker / Vice President carlo@avalonreal.com (84 Sales Company Sales Company Carlo Santucci carlo@avalonreal.com (84 Avaion Realty Associates, LL.C. Carlo Santucci carlo@avalonreal.com (84 Sales Company Carlo Santucci commercial Broker / Vice President carlo@avalonreal.com (84 Avaion Realty Associates, LL.C. Commercial Broker / Vice President carlo@avalonreal.com (84 (847) 506-1000 Www.avalonreal.com Joseph Santucci jcs@avalonreal.com (84 Weith With Bank & Tust Company Commercial Broker jose@avalonreal.com (77 Recorded Owner Standard Bank & Tust Company Trust #14642 gos@0 80th St Bridgeview, IL 60455 USA standard Bank & Tust Company Trust #14642 standard Bank & Tust Company Trust #14642 standard Bank & Tust Company Commercial Broker standard B						Showing 1 of 1 Tenants	
Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Sales Company Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Valon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President carlo @ avalonreal.com (84 Joseph Santucci Managing Broker / President jcs @ avalonreal.com (84 Jose Jimenez Commercial Broker jose @ avalonreal.com (77 Recorded Owner Standard Bank & Trust Com- pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com Karust Com- pany Trust #14642 <	Contact Details						
LLC. Commercial Broker / Vice President Carlo @avalonreal.com Sales Company Avalon Realty Associates, LLC. Carlo Santucci Commercial Broker / Vice President Carlo @avalonreal.com Carlo @avalonreal.com Carlo @avalonreal.com (84 Joseph Santucci Joseph Santucci Joseph Santucci Joseph Santucci Jose Jimenez Commercial Broker Jose Jimenez Commercial Broker Jose @avalonreal.com (77 Recorded Owner Standard Bank & Trust Com- pany Trust 14642 Bridgeview, IL 60455 USA www.mcrentalproperties.com	Primary Leasing Company						
Avalon Realty Associates, L.L.C. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (84) 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 Joseph Santucci Managing Broker / President jcs@avalonreal.com (84) Joseph Santucci Managing Broker / President jcs@avalonreal.com (84) Jose Jimenez Commercial Broker jose@avalonreal.com (77) Recorded Owner Standard Bank & Trust Com- pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com Vertice President jose@avalonreal.com (77)	L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000		nt carlo@avalonreal.com (847) 25		(847) 293-2547		
LL.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com Standard Bank & Trust Com- pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com	Sales Company						
Glenview, IL 60025 USA (847) 506-1000 Joseph Santucci Managing Broker / President jcs@avalonreal.com (84 Jose Jimenez Commercial Broker jose@avalonreal.com (77 Recorded Owner Standard Bank & Trust Company Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com Imaging Broker / President	L.L.C.		carlo@avalonreal.com		(847) 293-2547		
Jose Jimenez Commercial Broker jose @ avalonreal.com (77 Recorded Owner Standard Bank & Trust Com- pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com	Glenview, IL 60025 USA (847) 506-1000	•	jcs@avalonre	al.com	(847) 506-1000		
Standard Bank & Trust Com- pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com	www.avalonreal.com		jose@avalonreal.com			(773) 931-6096	
pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com	Recorded Owner						
True Owner	pany Trust #14642 8080 80th St Bridgeview, IL 60455 USA						
	True Owner						
MC Management Frank Costa frank@costaconstruction.net (70 8080 80th St Bridgeview, IL 60455 USA (708) 594-3576 (708) 594-3576 (708) 594-3576	8080 80th St Bridgeview, IL 60455 USA (708) 594-3576	Frank Costa	frank@costac	onstruction.net		(708) 774-1542	



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

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)

For Lease Summary

Number of Spaces	1	Smallest Space	39,825 SF
Max Contiguous	39,825 SF	Vacant	39,825 SF
% Leased	0.0%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	39,825 SF		

Available Spaces

Floor	Suite	Use	Туре	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

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

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				







Office

Transportation

148 Surface Spaces; Ratio of 3.72/1,000 SF		
2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,4 Not Available (2020); 21,100 on I- 94 (2017); 38,159 on I- 94 (2022); 40,484 (2022); 25,323 on I- 94 (2022); 38,835 on Gurnee Cir E (2015)	· · · ·	
Washington St (Grayslake) Station (Ncs) 🕙	13 min drive	
Prairie Crossing Station (Md-North) 🎦	13 min drive	
Chicago O'Hare International	42 min drive	
Car-Dependent (26)		
Minimal Transit (23)		
	2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,4 Not Available (2020); 21,100 on I- 94 (2017); 38,159 on I- 94 (2022); 40,484 (2022); 25,323 on I- 94 (2022); 38,835 on Gurnee Cir E (2015) Washington St (Grayslake) Station (Ncs) Prairie Crossing Station (Md-North) Chicago O'Hare International Car-Dependent (26)	

Contact Details

Primary Leasing Company

Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA	Carlo Santucci Commercial Broker / Vice President	carlo@avalonreal.com	(847) 293-2547
(847) 506-1000 www.avalonreal.com			

Sales Company

Avalon Realty Associates, L.L.C. 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com	Carlo Santucci Commercial Broker / Vice President	carlo@avalonreal.com	(847) 293-2547
	Joseph Santucci Managing Broker / President	jcs@avalonreal.com	(847) 506-1000
	Jose Jimenez Commercial Broker	jose@avalonreal.com	(773) 931-6096

Recorded Owner

Standard Bank & Trust Com-			
pany Trust #14642			
3080 80th St			
Bridgeview, IL 60455 USA			
www.mcrentalproperties.com			

True Owner

MC Management 8080 80th St Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com	Frank Costa	frank@costaconstruction.net	(708) 774-1542

Developer		
T.R.L.P.		
IL USA		



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

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)		

For Lease Summary

Number of Spaces	2	Smallest Space	7,416 SF
Max Contiguous	11,457 SF	Vacant	18,873 SF
% Leased	59.5%	Asking Rent	\$10.00 SF/yr
Service Type	Triple Net	CAM	\$3.00/SF
Office Available	18,873 SF		

Available Spaces

Floor	Suite	Use	Туре	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
P 1	160	Office	Direct	7,416	7,416	7,416	\$10.00 NNN	Vacant	Negotiable

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	

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		



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



Office

Transportation

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 (2015); 88,699 on Grand Ave (2022); 2,657 on Grand Ave (2022) Commuter Rail Washington St (Grayslake) Station (Ncs) 13 min	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)		
Prairie Crossing Station (Md-North) ڬ 13 mir	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	Airport	Chicago O'Hare International	42 min drive	
Walk Score ® Car-Dependent (28)	Walk Score ®	Car-Dependent (28)		
Transit Score ® Minimal Transit (24)	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

Contact Details

Primary Leasing Company Avalon Realty Associates, L.L.C. Carlo Santucci Commercial Broker / Vice President carlo@avalonreal.com (847) 293-2547 1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com carlo@avalonreal.com (847) 293-2547

Sales Company

Avalon Realty Associates, L.L.C.	Joseph Santucci Managing Broker / President	jcs@avalonreal.com	(847) 506-1000
1245 Waukegan Rd Glenview, IL 60025 USA (847) 506-1000 www.avalonreal.com	Carlo Santucci Commercial Broker / Vice President	carlo@avalonreal.com	(847) 293-2547
	Jose Jimenez Commercial Broker	jose@avalonreal.com	(773) 931-6096
	Michael Lukman Broker	michael@avalonreal.com	(971) 217-2313

Recorded Owner

Standard Bank & Trust Company Trust #14642 8080 80th St Bridgeview, IL 60455 USA www.mcrentalproperties.com





Frank Costa

frank@costaconstruction.net



(708) 774-1542

Office

Contact Details (Continued)

True Owner

MC Management

8080 80th St Bridgeview, IL 60455 USA (708) 594-3576 www.mcrentalproperties.com



Property Summary

RBA	3,000 SF
Built	2008
Stories	2
Typical Floor	1,500 SF
Tenancy	Single
Asking Rent	Withheld



Property Details

Owner Occupied	No	Zoning	O-1
Parcel	07-24-300-054 (+1 more)		

For Sale Summary

Asking Price	\$460,000 (\$153.33/SF)	Status	Active	
Sale Type	Owner User	RBA	3,000 SF	
Built	2008	On Market	755 Days	
Last Update	February 3, 2025			

Transportation

Parking Details	Ratio of 2.67/1,000 SF		
Traffic Volume	2,068 on Stoney Island Ave (2022); 1,029 on N Greenleaf Ave (2015 Rd (2015); 23,607 on Frontage Rd (2022); 858 on Washington St (2 Dr (2022); 29,846 on Elm Rd (2015); 31,529 on Frontage Rd (2022)	2015); 1,068 on Cty A22 (2022); 608 on Ambrogio	
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 (39)		
Transit Score ® Some Transit (29)			

Contact Details

~ . ~

Sales Company			
Tri-State Realty, Inc. Gurnee, IL 60031 USA (847) 360-1375 www.tristaterealty.com	Robert Elbrecht President	re@tristaterealty.com	(847) 774-0330
Recorded Owner			
Soyka Frank C Trust			





Contact Details (Continued)

Property Manager

Frank Soyka 1099 Corporate Cir Grayslake, IL 60030 USA (847) 514-7881 **Frank Soyka** Owner

schedcon@aol.com

(847) 514-7881



4156 Old Grand Ave

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

Property Summary

RBA	2,081 SF
Stories	1
Elevators	None
Typical Floor	2,081 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	10 (4.80/1,000 SF)



Property Details

Land Area	0.29 AC (12,560 SF)	Building FAR	0.17
Owner Occupied	No	Zoning	C4
Parcel	07-14-408-002		

For Sale Summary

Asking Price	\$365,000 (\$175.40/SF)	Status	Active	
Sale Type	Owner User	RBA	2,081 SF	
Land	0.29 AC	On Market	224 Days	
Last Update	January 29, 2025			

Transportation						
Parking Details	10 Surface Spaces; Ratio of	10 Surface Spaces; Ratio of 4.80/1,000 SF				
Traffic Volume	4,352 on N 1st St (2022); 1,290 on Drexel Ave (2022); 5,702 on S Brown Cir (2022); 19,468 on Old Grand Ave (2 21,095 on N Greenleaf Ave (2015); 1,290 on 1st Pl (2022); 9,920 on N Greenleaf Ave (2022); 9,298 on Depot R (2022); 13,600 on Cty W20 (2019); 5,000 on Depot Rd (2019)					
Commuter Rail	Waukegan Station 🕙				11 min drive	
	North Chicago Station 🕙				11 min drive	
Airport	Chicago O'Hare Internationa	l			41 min drive	
Walk Score ®	Car-Dependent (36)					
Transit Score ®	Some Transit (27)					
Tenants						
Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration	
State Farm	1	2,081	3	Jul 2014	-	

Showing 1 of 1 Tenants





Contact Details

Sales Company

RE/MAX Commercial 1344 Milwaukee Ave Libertyville, IL 60048 USA (847) 367-8686	Jason Bitton Broker	commercial@jasonbitton.com	(847) 858-2909
Recorded Owner			
Hume William A			
True Owner			
Mainstreet Libertyville Inc 158-162 Cook Ave, Suite 3 Libertyville, IL 60048 USA (847) 680-0336 www.mainstreetlibertyville.org	Pam Hume Executive Director		(847) 680-0336

