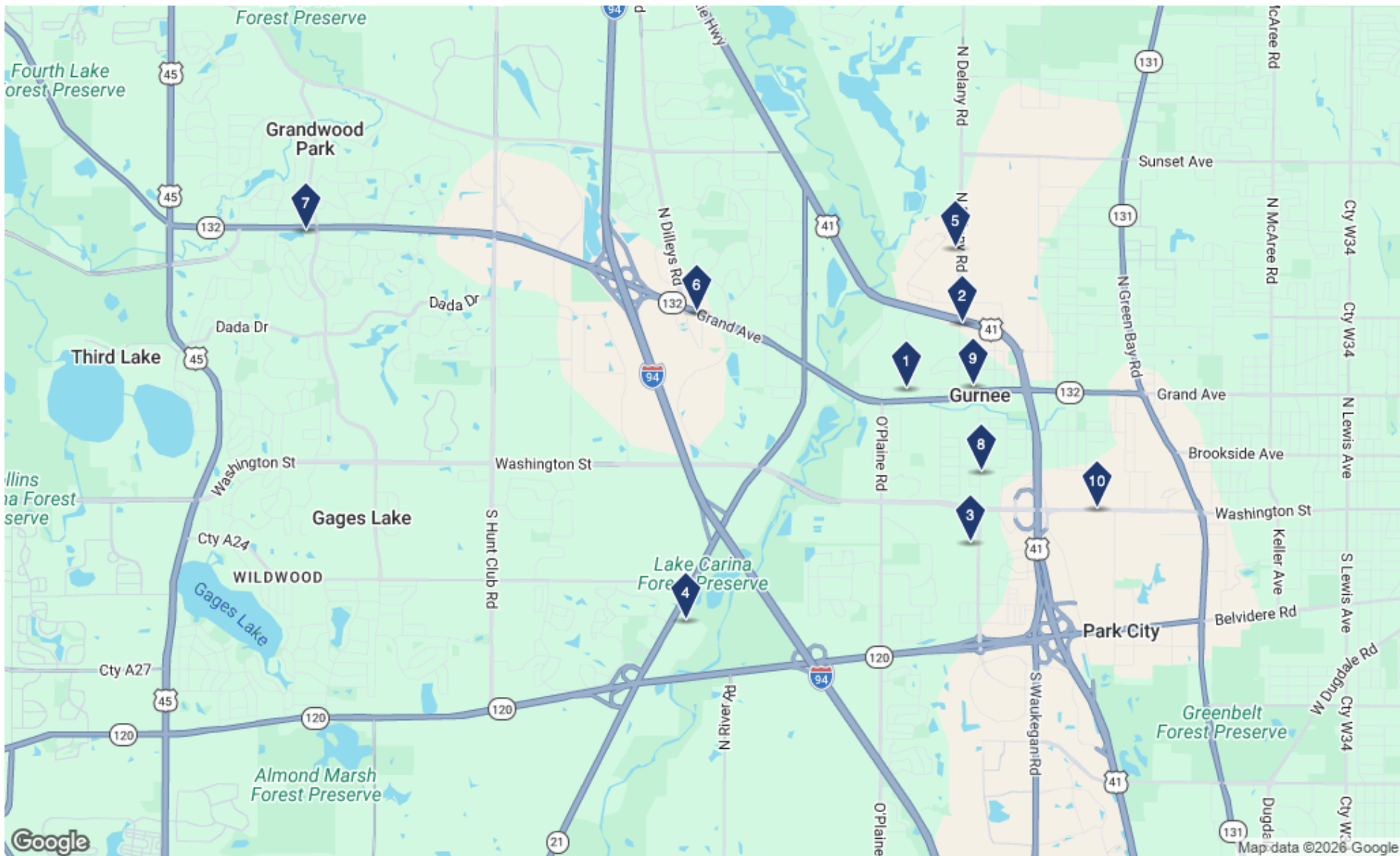


Gurnee Office - for Sale





4343 Old Grand Ave - Viking Professional Center

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



Office

Property Summary

RBA (% Leased)	20,627 SF (51.9%)
Built/Renovated	1978/2018
Stories	2
Elevators	Yes
Typical Floor	10,314 SF
Tenancy	Multiple
Available	1,060 - 4,921 SF
Max Contiguous	2,616 SF
Asking Rent	\$17.00 SF/Year/MG
Parking Spaces	5.43/1,000 SF; Surface Tandem Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; 112 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.90 AC (126,324 SF)	Zoning	C-4
Building FAR	0.16	Parcel	07-23-200-081
Owner Occupied	No		

For Lease Summary

Number of Spaces	3	% Leased	51.9%
Smallest Space	1,060 SF	Asking Rent	\$17.00 SF/Year
Max Contiguous	2,616 SF	Service Type	Modified Gross
Total Available	4,921 SF	Office Available	3,676 SF
Vacant	9,921 SF	Medical Available	1,245 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Direct	2,616	2,616	2,616	Withheld	Vacant	Negotiable
P 1	105	Medical	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
P 2	209	Office	Direct	1,060	1,060	1,060	\$17.00 MG	Vacant	Negotiable

For Sale Summary

Asking Price	\$2,960,000 (\$143.50/SF)	Land	2.90 AC
Status	Active	Built/Renovated	1978/2018
Sale Type	Owner User	On Market	264 Days
RBA (% Leased)	20,627 SF (51.9%)	Last Update	March 23, 2026





4343 Old Grand Ave - Viking Professional Center

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



Office

Previous Sale

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

Transportation

Parking Details	5.43/1,000 SF; Surface Tandem Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; 112 Surface Spaces; Covered Spaces Available		
Traffic Volume	16,555 on Cty W20 (2023); 15,000 on Cty W20 (2021); 10,390 on Depot Rd (2025); 10,445 on Depot Rd (2024); 9,268 on Old Grand Ave (2023); 9,133 on Old Grand Ave (2025); 8,176 on Washington St (2023); 8,184 on State Hwy132 (2025); 8,068 on State Hwy132 (2023); 16,856 on Cty W20 (2025)		
Commuter Rail	Waukegan Station		13 min drive
	Libertyville Station		13 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	49 - Car-Dependent		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	29 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Full Mouth Rehabilitation Center	1	2,218	-	Nov 2019	-
Adore Essence	2	1,345	2	Aug 2019	-
Grand Dental Care LTD	2	1,243	6	Jul 2016	-
Foyld Inc.	1	1,216	-	Mar 2026	-
Grandt & Kortenkamp Investments	1	1,216	-	Mar 2026	-

Showing 5 of 13 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Sky Bridge Solutions, LP	Chicago, IL 60603	-
True Owner	Kirti Patel	Schiller Park, IL 60176	(847) 212-8156



1125 N Delany Rd

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



Office

Property Summary

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



Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	C-3
Building FAR	0.32	Parcel	07-13-305-002
Owner Occupied	No		

For Sale Summary

Asking Price	\$998,000 (\$238.76/SF)	Built	2001
Status	Active	On Market	546 Days
Sale Type	Owner User	Last Update	March 23, 2026
RBA	4,180 SF	Sale Conditions	High Vacancy Property +1
Land	0.30 AC		

Previous Sale

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

Transportation

Parking Details	3.75/1,000 SF; 15 Surface Spaces; Covered Spaces Available		
Traffic Volume	6,982 on Grandville Ave (2023); 39,741 on Cty W27 (2025); 6,851 on Grandville Ave (2025); 24,920 on Grove Ave (2025); 25,277 on Grove Ave (2023); 40,227 on Blackburn St (2023); 40,076 on Blackburn St (2025); 39,894 on Cty W27 (2023); 20,835 on Skokie Hwy (2025)		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	42 - Car-Dependent		
Cycling Friendly	37 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		





1125 N Delany Rd

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ganfield Therapeutics	1	-	6	Jan 2019	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Ganfield E M Living Trust	Lake Bluff, IL 60044	-
True Owner	Ganfield Mfr Therapeutics Ltd	Gurnee, IL 60031	(847) 244-7070



310 S Greenleaf Ave - Bldg II

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



Office

Property Summary

RBA (% Leased)	22,416 SF (74.6%)
Built	1997
Stories	1
Typical Floor	22,936 SF
Tenancy	Multiple
Available	1,700 - 5,700 SF
Max Contiguous	5,700 SF
Asking Rent	Withheld
Parking Spaces	4.53/1,000 SF; Covered Tandem Spaces Available; Reserved Spaces Available; 104 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available



Property Details

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

For Lease Summary

Number of Spaces	1	% Leased	74.6%
Smallest Space	1,700 SF	Asking Rent	Withheld
Max Contiguous	5,700 SF	Office Available	5,700 SF
Vacant	5,700 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	209	Office	Direct	1,700 - 5,700	5,700	5,700	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	\$2,945,000 (\$131.38/SF)	Land	1.97 AC
Status	Active	Built	1997
Cap Rate	8.0%	On Market	210 Days
Sale Type	Investment	Last Update	March 2, 2026
RBA (% Leased)	22,416 SF (74.6%)		

Previous Sale

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





310 S Greenleaf Ave - Bldg II

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



Office

Transportation

Parking Details	4.53/1,000 SF; Covered Tandem Spaces Available; Reserved Spaces Available; 104 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available		
Traffic Volume	10,592 on Oglesby Ave (2024); 10,771 on Cty A22 (2025); 2,242 on Washington St (2024); 25,930 on Frontage Rd (2025); 26,266 on Frontage Rd (2023); 3,036 on Cty A22 (2023); 30,567 on N 1st St (2025); 42,786 on Sutherland Dr (2025); 32,060 on Frontage Rd (2024); 47,261 on Old Skokie Hwy (2025)		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	23 - Car-Dependent		
Cycling Friendly	41 - Somewhat Bikeable		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eye Care Ctr Of Lake County	1	5,600	20	Nov 2014	-
Delany Dental	1	4,592	11	Nov 2014	-
Rose Chiropractic and Wellness	1	2,349	-	Mar 2025	-
North Lake Cardiovascular Center	1	1,500	-	Mar 2026	-
Lake County Treatment Center	1	1,000	-	Mar 2019	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Architect	Bleck & Bleck Waukegan	IL	-
Developer	Martin Touhy & Associates Inc	IL	(847) 549-0730
Recorded Owner	Greenleaf Medical LLC	Chicago, IL 60614	(858) 756-4354
True Owner	Rod Engel	-	(847) 279-1001



731 S Route 21 - Triangle Corporate Park

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



Office

Property Summary

RBA	30,371 SF
Built	2007
Stories	1
Elevators	None
Typical Floor	1,432 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	10.00/1,000 SF; 167 Surface Spaces



Property Details

Land Area	5.00 AC (217,800 SF)	Owner Occupied	No
Building FAR	0.14	Zoning	O-2

For Sale Summary

Asking Price	\$289,000 - 2,163,000	Cap Rate	9.0%
Status	Active	Condo Type	Office/Medical, Office
Asking Price Per Area	\$201.82 - 519.45/SF	Condo Size	1,432 - 4,164 SF
Sale Type	Owner User	On Market	292 to 559 Days
Total Condos for Sale	2	Last Update	March 20, 2026

Transportation

Parking Details	10.00/1,000 SF; 167 Surface Spaces		
Traffic Volume	21,017 on Manchester Rd (2024); 20,980 on Cty A24 (2025); 5,296 on W Hickory Haven Dr (2024); 21,017 on Heatherridge Dr (2024); 8,709 on W Hickory Haven Dr (2025); 19,215 on S Riverside Dr (2025); 21,017 on Milwaukee Ave (2024); 24,201 on S Riverside Dr (2025); 21,017 on N Milwaukee Ave (2024)		
Commuter Rail	Libertyville Station		9 min drive
	Prairie Crossing Station (MD-North)		9 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	25 - Car-Dependent		
Cycling Friendly	37 - Somewhat Bikeable		
Transit Friendly	0 - Minimal Transit		

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	-
Optimize Chiropractic, Pc	1	3,500	-	Jun 2025	-
University Foot Associates	1	3,500	4	Mar 2022	-
GI Partners Of Illinois	1	3,345	22	Feb 2020	-

Showing 5 of 8 Tenants





731 S Route 21 - Triangle Corporate Park

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



Office

Contacts

Type	Name	Location	Phone
Architect	Monarch Design & Construction, LLC	Elgin, IL 60123	(847) 531-4450
Developer	Murphy Real Estate & Development	La Grange, IL 60525	(708) 588-0370
Recorded Owner	Savin Fennewald Llc	Libertyville, IL 60048	(847) 362-4958



1680 N Delany Rd

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



Office

Property Summary

RBA (% Leased)	5,547 SF (0.0%)
Built	1993
Stories	1
Typical Floor	5,547 SF
Tenancy	Single
Available	5,547 SF
Max Contiguous	5,547 SF
Asking Rent	\$14.25 SF/Year/NNN
Parking Spaces	3.79/1,000 SF; 21 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	I-2
Building FAR	0.13	Parcel	07-14-200-026
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	Asking Rent	\$14.25 SF/Year
Smallest Space	5,547 SF	Service Type	Triple Net
Max Contiguous	5,547 SF	CAM	\$1.95/SF
Vacant	5,547 SF	Office/Retail Available	5,547 SF
% Leased	0.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office/Retail	Direct	5,547	5,547	5,547	\$14.25 NNN	Vacant	Negotiable

For Sale Summary

Asking Price	\$967,000 (\$174.33/SF)	Land	1.00 AC
Status	Active	Built	1993
Sale Type	Investment or Owner User	On Market	306 Days
RBA	5,547 SF (0.0%)	Last Update	March 13, 2026

Transportation

Parking Details	3.79/1,000 SF; 21 Surface Spaces		
Traffic Volume	24,376 on Porett Dr (2025); 23,602 on N Barberrry Ln (2025); 2,920 on Cty W27 (2025); 23,949 on N Barberrry Ln (2025); 4,186 on Cty W27 (2025); 24,010 on St Paul Ave (2025); 25,277 on Grove Ave (2023); 23,900 on St Paul Ave (2025); 24,920 on Grove Ave (2025); 39,894 on Cty W27 (2023)		
Commuter Rail	Waukegan Station		12 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		43 min drive





1680 N Delany Rd

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



Office

Transportation (Continued)

Pedestrian Friendly	41 - Car-Dependent
Cycling Friendly	38 - Somewhat Bikeable
Transit Friendly	18 - Minimal Transit

Contacts

Type	Name	Location	Phone
Recorded Owner	Alfred Rubin & Naomi Rubin Ltd	NAPERVILLE, IL 60566	(812) 718-5277
True Owner	Alfred Rubin & Naomi Rubin Ltd	NAPERVILLE, IL 60566	(812) 718-5277



Property Summary

RBA	2,830 SF
Built	1998
Stories	1
Elevators	None
Typical Floor	2,830 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.06 AC (133,294 SF)	Zoning	O-1
Building FAR	0.02	Parcel	07-15-300-037
Owner Occupied	No		

For Sale Summary

Asking Price	\$525,000	Condo Type	Medical
Status	Active	Condo Size	2,830 SF
Asking Price Per Area	\$185.51/SF	On Market	304 Days
Sale Type	Investment	Last Update	March 11, 2026
Total Condos for Sale	1		

Previous Sale

Sale Date	10/18/2024	Comp ID	6964184
Sale Price	Withheld	Comp Status	Public Record

Transportation

Parking Details	Surface Spaces Available		
Traffic Volume	24,005 on Spruce St (2024); 23,963 on N Juniper St (2025); 24,005 on N Dilleys Rd (2024); 27,513 on N Dilleys Rd (2025); 24,005 on Great American Pkwy (2024); 27,774 on N Dilleys Rd (2023); 1,449 on Grand Ave (2024); 1,793 on Yew Ct (2024); 24,005 on Great American Pkwy (2024)		
Commuter Rail	Waukegan Station		14 min drive
	Libertyville Station		12 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	55 - Somewhat Walkable		
Cycling Friendly	43 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		



5445 Grand Ave - Spruce park

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
RE/MAX Showcase	2	2,250	18	Jan 2017	-
ProCare Dental Group	1	2,000	13	Jan 2021	-
Millennium Endodontics	2	750	5	Jul 2016	-
Bernies Book Bank	1	500	-	Jan 2022	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Millenium Apex Llc	-	-

Property Summary

RBA	10,000 SF
Built	2005
Stories	1
Typical Floor	9,632 SF
Tenancy	Multiple
Asking Rent	Withheld



Property Details

Land Area	1.10 AC (47,916 SF)	Zoning	C-2 PUD
Building FAR	0.21	Parcel	07-18-202-049

For Sale Summary

Asking Price	\$3,446,000 (\$344.60/SF)	Land	1.10 AC
Status	Active	Built	2005
Cap Rate	8.0%	On Market	173 Days
Sale Type	Investment	Last Update	February 11, 2026
RBA	10,000 SF	Sale Conditions	Investment Triple Net

Transportation

Traffic Volume	16,435 on N Hutchins Rd (2024); 33,276 on Almond Rd (2023); 32,872 on Almond Rd (2025); 3,967 on W Woodland Ter (2025); 35,147 on Almond Rd (2025); 35,552 on Almond Rd (2023); 16,406 on Vineyard Dr (2025); 4,311 on W Woodland Ter (2025); 901 on N Linda Ln (2025); 4,796 on Inglenook Ln (2024)		
Commuter Rail	Round Lake Beach Station		10 min drive
	Washington St (Grayslake) Station (NCS)		12 min drive
Airport	Chicago O'Hare International		66 min drive
Pedestrian Friendly	52 - Somewhat Walkable		
Cycling Friendly	42 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Aurora Health Care	1	10,000	-	Jul 2025	Jul 2030

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Stone Medical Center Llc	GURNEE, IL 60031	(847) 266-9224



7505 Grand Ave - Stone Medical Building

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



Office

Contacts (Continued)

Type	Name	Location	Phone
True Owner	Stone Medical Center Llc	GURNEE, IL 60031	(847) 266-9224



167 N Greenleaf St

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



Office

Property Summary

RBA	3,000 SF
Built	2008
Stories	2
Typical Floor	1,500 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	2.67/1,000 SF; Surface Spaces Available



Property Details

Land Area	0.04 AC (1,742 SF)	Zoning	O-1
Building FAR	1.72	Parcel	07-24-300-054
Owner Occupied	No		

For Sale Summary

Asking Price	\$460,000 (\$153.33/SF)	Land	0.04 AC
Status	Active	Built	2008
Sale Type	Owner User	On Market	1,166 Days
RBA	3,000 SF	Last Update	March 10, 2026

Transportation

Parking Details	2.67/1,000 SF; Surface Spaces Available		
Traffic Volume	2,311 on Stony Island Ave (2025); 1,345 on N Delany Rd (2024); 2,242 on Washington St (2024); 10,771 on Cty A22 (2025); 25,930 on Frontage Rd (2025); 26,266 on Frontage Rd (2023); 757 on Ambrogio Dr (2025); 10,592 on Oglesby Ave (2024); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025)		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		63 min drive
Pedestrian Friendly	40 - Car-Dependent		
Cycling Friendly	42 - Somewhat Bikeable		
Transit Friendly	30 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Star Capital Management	1	500	-	Oct 2025	-

Showing 1 of 1 Tenants





167 N Greenleaf St

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



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Soyka Frank C Trust	-	-
Property Management	Frank Soyka	Grayslake, IL 60030	(847) 514-7881



4017 Old Grand Ave

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



Office

Property Summary

RBA	1,212 SF
Built/Renovated	1954/2012
Stories	1
Typical Floor	1,212 SF
Asking Rent	Withheld
Parking Spaces	7.43/1,000 SF; 9 Surface Spaces



Property Details

Land Area	0.80 AC (34,848 SF)	Zoning	C-4
Building FAR	0.03	Parcel	07-24-101-001
Owner Occupied	No		

For Sale Summary

Asking Price	\$299,900 (\$247.44/SF)	Land	0.80 AC
Status	Active	Built/Renovated	1954/2012
Sale Type	Investment or Owner User	On Market	300 Days
RBA	1,212 SF	Last Update	March 12, 2026

Transportation

Parking Details	7.43/1,000 SF; 9 Surface Spaces		
Traffic Volume	3,088 on N Greenleaf St (2024); 11,552 on N Greenleaf Ave (2025); 21,247 on Old Grand Ave (2025); 13,722 on State Rte 132 (2025); 21,430 on Old Grand Ave (2023); 13,746 on State Rte 132 (2024); 6,305 on S Brown Cir (2025); 13,746 on Ferndale St (2024); 13,746 on Ferndale St (2024)		
Commuter Rail	Waukegan Station		10 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	39 - Car-Dependent		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	29 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Michael T. Cavanaugh, Attorney at Law	Unkwn	500	-	Jul 2022	-

Showing 1 of 1 Tenants





4017 Old Grand Ave

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



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Michael T Cavanaugh	Gurnee, IL 60031	-
True Owner	Michael T. Cavanaugh, Attorney at Law	Gurnee, IL 60031	(847) 263-8820



3479 Washington St

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



Office

Property Summary

RBA	3,736 SF
Built	1974
Stories	1
Typical Floor	3,200 SF
Tenancy	Single
Asking Rent	Withheld



Property Details

Land Area	1.05 AC (45,738 SF)	Zoning	X
Building FAR	0.08	Parcel	07-24-400-084

For Sale Summary

Asking Price	\$399,000 (\$106.80/SF)	Land	1.05 AC
Status	Active	Built	1974
Sale Type	Investment or Owner User	On Market	77 Days
RBA	3,736 SF	Last Update	March 9, 2026

Transportation

Traffic Volume	26,934 on Teske Blvd (2025); 4,188 on Cty A22 (2025); 30,854 on Skokie Hwy (2025); 513 on Westmead Rd (2025); 3,593 on Westmead Rd (2024); 513 on Skokie Hwy (2025); 52,161 on Cty A22 (2025); 30,523 on Washington St (2024); 21,133 on Washington St (2024); 43,581 on Cty A22 (2025)		
Commuter Rail	Waukegan Station		9 min drive
	North Chicago Station		10 min drive
Airport	Chicago O'Hare International		65 min drive
Pedestrian Friendly	27 - Car-Dependent		
Cycling Friendly	34 - Somewhat Bikeable		

Contacts

Type	Name	Location	Phone
Recorded Owner	Red Stone 1 Llc	Chicago, IL 60659	-

