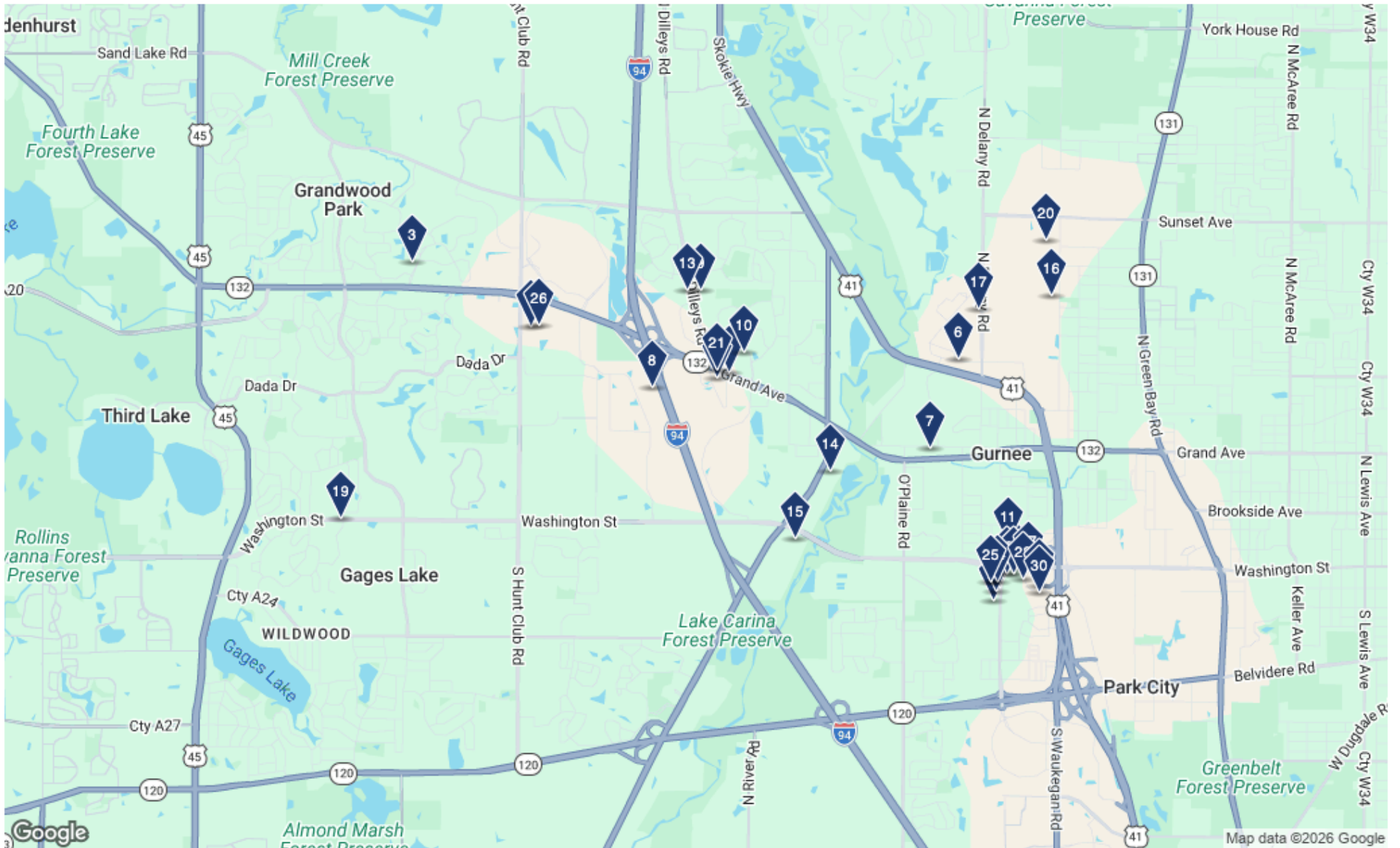


Gurnee Office - Lease Availability





1445 N Hunt Club Rd - Advocate

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



Office

Property Summary

RBA (% Leased)	30,424 SF (75.6%)
Built	2002
Stories	3
Typical Floor	10,141 SF
Tenancy	Multiple
Available	1,818 - 7,416 SF
Max Contiguous	3,685 SF
Asking Rent	Withheld



Property Details

Land Area	1.74 AC (75,794 SF)	Zoning	C-2 PUD
Building FAR	0.40	Parcel	07-16-101-028
Owner Occupied	Yes		

Available Spaces

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

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

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

P 2	202	Office/Medical	Direct	1,846	3,685	3,685	Withheld	Vacant	3 - 5 Years
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

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

P 2	201	Office/Medical	Direct	1,839	3,685	3,685	Withheld	Vacant	5 - 10 Years
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

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

P 3	301	Office/Medical	Direct	1,818	1,818	1,818	Withheld	Vacant	Negotiable
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

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



1445 N Hunt Club Rd - Advocate

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



Office

Transportation

Traffic Volume	21,409 on Hunt Club Rd (2025); 42,433 on N Hunt Club Rd (2024); 41,434 on Gurnee Mills Cir W (2025); 42,433 on Gurnee Mills Cir W (2024); 35,147 on Gurnee Mills Cir W (2025); 42,433 on Tri State Pkwy (2024); 2,930 on Grand Ave (2023); 2,890 on Grand Ave (2025); 41,434 on Tri State Pkwy (2025); 37,951 on N Hunt Club Rd (2024)		
Commuter Rail	Round Lake Beach Station		12 min drive
	Washington St (Grayslake) Station (NCS)		13 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	43 - Car-Dependent		
Cycling Friendly	38 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Advocate Condell Outpatient Center	1-3	23,007	203	Feb 2012	-

Showing 1 of 1 Tenants

Property Notes

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

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

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



3 S Greenleaf Ave - Gurnee West Medical Center

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



Office

Property Summary

RBA (% Leased)	14,454 SF (33.7%)
Built	1990
Stories	1
Elevators	None
Typical Floor	13,717 SF
Tenancy	Multiple
Available	1,043 - 9,577 SF
Max Contiguous	8,528 SF
Asking Rent	Withheld
Parking Spaces	5.54/1,000 SF; 76 Surface Spaces



Property Details

Land Area	3.86 AC (168,142 SF)	Zoning	C-2
Building FAR	0.09	Parcel	07-24-300-022
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office/Medical	Direct	2,500 - 5,362	8,528	8,528	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	G	Office/Medical	Direct	2,123	8,528	8,528	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	L	Office/Medical	Direct	1,049	1,049	1,049	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	F	Office/Medical	Direct	1,043	8,528	8,528	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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





3 S Greenleaf Ave - Gurnee West Medical Center

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



Office

Transportation

Parking Details	5.54/1,000 SF; 76 Surface Spaces		
Traffic Volume	25,930 on Frontage Rd (2025); 10,771 on Cty A22 (2025); 26,266 on Frontage Rd (2023); 2,242 on Washington St (2024); 10,592 on Oglesby Ave (2024); 3,036 on Cty A22 (2023); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 2,311 on Stoney Island Ave (2025); 30,523 on Washington St (2024)		
Commuter Rail	Waukegan Station		10 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	44 - Car-Dependent		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	26 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
UroPartners	1	4,877	20	Apr 2007	Apr 2026

Showing 1 of 1 Tenants

Property Notes

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

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



36100 N Brookside Dr - Gurnee Medical Offices

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



Office

Property Summary

RBA (% Leased)	34,707 SF (56.4%)
Built	1991
Stories	3
Elevators	1 passenger
Typical Floor	11,569 SF
Tenancy	Multiple
Available	1,136 - 15,125 SF
Max Contiguous	8,923 SF
Asking Rent	\$26.00 SF/Year/MG
Parking Spaces	5.01/1,000 SF; 174 Surface Spaces



Property Details

Land Area	2.35 AC (102,366 SF)	Owner Occupied	No
Building FAR	0.34	Zoning	Unincorporated Lake Count
Slab to Slab	10'	Parcel	07-08-304-016

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P LL	LL-20 MRI	Medical	Direct	4,819	8,923	8,923	\$26.00 MG	Vacant	Negotiable
TJSC Property Holdings: John Sexton (847) 372-5769									
Built out as CT Scan and MRI facility. Lead walls and MRI Shielding. Modified gross rent plus utilities and base year. Janitorial available.									
P LL	LL-70	Medical	Direct	2,735	8,923	8,923	\$26.00 MG	Vacant	Negotiable
TJSC Property Holdings: John Sexton (847) 372-5769									
Built out as medical office. Modified gross rent plus utilities and base year expense stop. Janitorial available.									
P LL	LL-10 X-Ray	Medical	Direct	1,369	8,923	8,923	\$26.00 MG	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. Modified Gross rent plus utilities and base year expense stop. Janitorial available.									
P LL	LL-60	Medical	Direct	1,136	1,136	1,136	\$26.00 MG	Vacant	Negotiable
TJSC Property Holdings: John Sexton (847) 372-5769									
Built out as medical office. Modified gross rent plus utilities and base year expense stop. Janitorial available.									
P 2	205	Medical	Direct	5,066	5,066	5,066	\$26.00 MG	Vacant	Negotiable
TJSC Property Holdings: John Sexton (847) 372-5769									
Dental suite with vacuum, water and air at the operatories.									



36100 N Brookside Dr - Gurnee Medical Offices

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







Office

Previous Sale

Sale Date	8/26/2016	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	3718445	Sale Conditions	Bulk/Portfolio Sale

Seller Broker: JLL: Gregory Gerber (312) 543-4730, Sarah Cogswell (312) 520-5264

Transportation

Parking Details	5.01/1,000 SF; 174 Surface Spaces		
Traffic Volume	37,883 on Brookside Dr (2025); 37,951 on Arlington Ln (2024); 37,951 on Stonebrook Dr (2024); 35,552 on Almond Rd (2023); 35,147 on Almond Rd (2025); 3,967 on W Woodland Ter (2025); 37,951 on Stonebrook Dr (2024); 4,311 on W Woodland Ter (2025); 4,366 on W Woodland Ter (2023)		
Commuter Rail	Round Lake Beach Station  		11 min drive
	Washington St (Grayslake) Station (NCS)  		13 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	52 - Somewhat Walkable		
Cycling Friendly	43 - Somewhat Bikeable		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Retina Institute Of Illinois	1	2,989	-	Oct 2025	-
Pedia Trust	1	2,948	-	Mar 2026	-
Deerfield Dermatology	1	2,847	12	Feb 2024	Jan 2029
Sba Dental	LL	2,240	9	Jul 2016	-
Home Health Care	2	2,188	-	Mar 2026	-

Showing 5 of 8 Tenants





5415 W Grand Ave

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



Office

Property Summary

RBA (% Leased)	2,000 SF (39.2%)
Built	1961
Stories	1
Elevators	None
Typical Floor	2,000 SF
Tenancy	Multiple
Available	1,216 SF
Max Contiguous	1,216 SF
Asking Rent	\$27.63 SF/Year/+UTIL
Parking Spaces	750/1,000 SF; 15 Surface Spaces



Property Details

Land Area	0.53 AC (23,087 SF)	Zoning	O-1
Building FAR	0.09	Parcel	07-15-301-017
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,216	1,216	1,216	\$27.63 +UTIL	Vacant	Negotiable

Century 21 Universal: Sharon Bogetz (847) 370-9131

Fully Rehabbed Office Building – Ideal for Dental, Medical, or Professional Use

Move-in ready, fully renovated office building located on high-traffic Grand Avenue in Gurnee, just one block from Six Flags Great America. This prime property is ideal for dental, medical, or general office use, offering modern finishes and excellent visibility.

The floor plan includes four private offices, each with privacy windows and doors, creating a comfortable and confidential work environment. The building features new windows, new HVAC system, new flooring, new LED lighting, new bathroom and a complete new door package throughout. A full-height basement provides ample storage space.

Accessibility and convenience are key—this property is handicap accessible and includes a private parking lot with 15 spaces. The prominent location on Grand Avenue offers outstanding signage opportunities for maximum exposure to thousands of passing vehicles daily.

Transportation

Parking Details	750/1,000 SF; 15 Surface Spaces	
Traffic Volume	23,963 on N Juniper St (2025); 24,005 on Spruce St (2024); 24,005 on Great American Pkwy (2024); 24,005 on N Dilley Rd (2024); 1,449 on Grand Ave (2024); 27,513 on N Dilley Rd (2025); 24,005 on Great American Pkwy (2024); 27,774 on N Dilley Rd (2023); 1,445 on Leslie Ln (2024)	
Commuter Rail	Waukegan Station	13 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	





Property Summary

RBA (% Leased)	7,424 SF (75.0%)
Built	1999
Stories	2
Elevators	None
Typical Floor	3,712 SF
Tenancy	Multiple
Available	1,856 SF
Max Contiguous	1,856 SF
Asking Rent	\$19.00 SF/Year/MG
Parking Spaces	3.37/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.18 AC (7,841 SF)	Zoning	O-1
Building FAR	0.95	Parcel	07-15-300-054
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P GRND	301	Office	Direct	1,856	1,856	1,856	\$19.00 MG	Vacant	Negotiable

Re/Max Plaza: Benjamin Hickman (847) 651-5624

Your search ends here. Office space in very well maintained brick building with fantastic location. First floor with many windows, 6 work spaces with waiting area/reception space, and a kitchenette. Lots of parking. Sewer and water included in rent. Tenant responsible for gas and electric. This is a great opportunity with very convenient location right off of the expressway. Across from Great Wolf Lodge and near Six Flags Great America. Floor plans in photos. Schedule a showing!

Transportation

Parking Details	3.37/1,000 SF; 25 Surface Spaces		
Traffic Volume	24,005 on Spruce St (2024); 24,005 on N Dilleys Rd (2024); 27,513 on N Dilleys Rd (2025); 23,963 on N Juniper St (2025); 27,774 on N Dilleys Rd (2023); 24,005 on Great American Pkwy (2024); 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		13 min drive
Airport	Chicago O'Hare International		64 min drive
Pedestrian Friendly	46 - Car-Dependent		
Cycling Friendly	41 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
C Washington Agency	LL	928	-	Oct 2019	-



5455 W Grand Ave - Spruce Park

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cote Wright Tax & Accounting, Inc	GRND	928	2	Feb 2016	-
Zuma Law LLC	LL	928	-	Aug 2020	-
A Safe Place	GRND	800	-	Jan 2021	-
Feel Well Naturally	GRND	800	-	Jan 2021	-

Showing 5 of 5 Tenants

Property 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.



4249 Grove Ave - Atrium

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



Office

Property Summary

RBA (% Leased)	24,637 SF (84.8%)
Built	1998
Stories	1
Elevators	None
Typical Floor	23,927 SF
Tenancy	Multiple
Available	990 - 5,567 SF
Max Contiguous	1,825 SF
Asking Rent	\$12.00 SF/Year/MG



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	I-2 PUD
Building FAR	0.57	Parcel	07-14-204-006
Owner Occupied	No		

Available Spaces

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

Transportation

Traffic Volume	39,894 on Cty W27 (2023); 25,277 on Grove Ave (2023); 39,741 on Cty W27 (2025); 25,385 on N Skokie Hwy (2025); 24,920 on Grove Ave (2025); 6,982 on Grandville Ave (2023); 6,851 on Grandville Ave (2025); 24,376 on Porett Dr (2025); 40,227 on Blackburn St (2023); 40,076 on Blackburn St (2025)								
Commuter Rail	Waukegan Station								15 min drive
	North Chicago Station								15 min drive
Airport	Chicago O'Hare International								41 min drive
Pedestrian Friendly	39 - Car-Dependent								
Cycling Friendly	38 - Somewhat Bikeable								
Transit Friendly	27 - Some Transit								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Transportation First Care	1	1,227	-	Jul 2022	-
Edward Jones	1	835	10	Feb 2015	-





4249 Grove Ave - Atrium

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kook Design Photography	1	800	-	Mar 2026	-
Nutrisense Inc	1	800	-	Mar 2026	-
Willcom Business Technology Solutions	1	750	-	Mar 2026	-

Showing 5 of 6 Tenants

Property Notes

Route 41 Visibility; Lush Landscaping; Atrium Setting.



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; Reserved Spaces Available; 112 Surface Spaces; Covered Spaces Available; Surface Tandem Spaces Available; Covered Tandem 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		

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
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	105	Medical	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	209	Office	Direct	1,060	1,060	1,060	\$17.00 MG	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

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
Marling Management, Inc.: Mike Marling (224) 629-6061			

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

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





4343 Old Grand Ave - Viking Professional Center

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



Office

Transportation

Parking Details	5.43/1,000 SF; Reserved Spaces Available; 112 Surface Spaces; Covered Spaces Available; Surface Tandem Spaces Available; Covered Tandem 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

Property Notes

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

Property Summary

RBA (% Leased)	43,224 SF (100%)
Built/Renovated	2001/2003
Stories	1
Elevators	None
Typical Floor	43,224 SF
Tenancy	Multiple
Available	8,921 SF
Max Contiguous	8,921 SF
Asking Rent	\$12.00 SF/Year/N
Parking Spaces	5.99/1,000 SF; 259 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.42 AC (192,535 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.22	Parcel	07-16-401-068
Owner Occupied	No		

Available Spaces

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

Tri-State Realty, Inc.: Robert Elbrecht (847) 774-0330

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

Previous Sale

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

Transportation

Parking Details	5.99/1,000 SF; 259 Surface Spaces; Covered Spaces Available		
Traffic Volume	2,498 on Lakeside Dr (2024); 6,707 on Not Available (2020); 101,108 on Grand Ave (2025); 29,575 on I- 94 (2025); 27,759 on I- 94 (2025); 24,005 on I- 94 (2024); 41,723 on I- 94 (2025); 27,774 on N Dilley Rd (2023); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025); 27,513 on N Dilley Rd (2025)		
Commuter Rail	Washington St (Grayslake) Station (NCS)		14 min drive
	Waukegan Station		17 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	23 - Car-Dependent		
Transit Friendly	27 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Community Trust Credit Union	1	34,303	228	Mar 2026	-

Showing 1 of 1 Tenants



1741-1761 N Dilleys Rd - Bellewater Place

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



Office

Property Summary

RBA (% Leased)	30,000 SF (90.6%)
Built	2020
Stories	2
Elevators	Yes
Typical Floor	13,750 SF
Tenancy	Multiple
Available	150 - 2,820 SF
Max Contiguous	1,690 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	206-207	Office	Direct	1,690	1,690	1,690	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	107	Office	Direct	880	880	880	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	Bellewater Suites	Office	Direct	150 - 250	250	250	Withheld	Vacant	Negotiable

Marling Management, Inc.: Mike Marling (224) 629-6061

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

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	8,261 on Nations Dr (2025); 1,473 on Not Available (2020); 1,793 on Yew Ct (2024); 7,848 on Stearns School Rd (2025); 29,575 on I- 94 (2025); 70,951 on Grand Ave (2025); 27,774 on N Dilleys Rd (2023); 1,445 on Leslie Ln (2024); 7,939 on Stearns School Rd (2023); 27,759 on I- 94 (2025)
Commuter Rail	Waukegan Station 15 min drive Round Lake Beach Station 15 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	38 - Car-Dependent
Cycling Friendly	38 - Somewhat Bikeable
Transit Friendly	25 - Some Transit





1741-1761 N Dilleys Rd - Bellewater Place

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bellewater Office Suites	1	2,520	-	Mar 2026	-
TFW Surveying & Mapping, Inc.	1	2,100	-	Mar 2026	-
Bella Dental Studio	2	1,770	-	Mar 2026	-
Kopka Pinkus Dolin	2	1,770	-	Mar 2026	-
Primerica	2	1,770	-	Mar 2026	-

Showing 5 of 18 Tenants

Property Notes

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



5320-5340 Grand Ave - Northern Lights Crossings

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	61,500 SF (38.2%)
Built	1995
Tenancy	Multiple
Available	3,000 - 38,000 SF
Max Contiguous	19,000 SF
Asking Rent	Withheld
Frontage	221' on Grand Avenue
Parking Spaces	5.04/1,000 SF; 310 Surface Spaces



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	3,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

Vemuri LLC: Sudhir Vemuri (515) 779-7239

For Sale Summary

Asking Price	Withheld	Built	1995
Status	Active	On Market	675 Days
Sale Type	Investment	Last Update	January 7, 2026
Land	4.92 AC		

Vemuri LLC: Sudhir Vemuri (515) 779-7239

Previous Sale

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

Seller Broker: JLL: Michael Nieder (773) 524-8449, Clinton Mitchell (502) 386-9137

Transportation

Parking Details	5.04/1,000 SF; 310 Surface Spaces
Traffic Volume	1,445 on Leslie Ln (2024); 23,963 on N Juniper St (2025); 24,005 on Great American Pkwy (2024); 1,449 on Grand Ave (2024); 24,005 on Spruce St (2024); 1,793 on Yew Ct (2024); 24,005 on Great American Pkwy (2024); 24,005 on N Dilleys Rd (2024); 24,005 on Elsie Ave (2024)
Frontage	221' on Grand Avenue





5320-5340 Grand Ave - Northern Lights Crossings

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



Retail

Transportation (Continued)

Commuter Rail	Waukegan Station	14 min drive
	Prairie Crossing Station (MD-North)	13 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	57 - Somewhat Walkable	
Cycling Friendly	43 - Somewhat Bikeable	
Transit Friendly	28 - Some Transit	

Tenants

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

Showing 5 of 6 Tenants

Property Notes

* 4/98 building sold to an undisclosed buyer

* The building has:

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



135 N Greenleaf Ave

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



Office

Property Summary

RBA (% Leased)	17,920 SF (85.1%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	11,500 SF
Tenancy	Multiple
Available	522 - 2,665 SF
Max Contiguous	1,443 SF
Asking Rent	Withheld
Parking Spaces	2.61/1,000 SF; 60 Surface Spaces



Property Details

Land Area	2.17 AC (94,525 SF)	Zoning	O-1
Building FAR	0.19	Parcel	07-24-300-008
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	120	Office/Medical	Direct	1,443	1,443	1,443	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	209	Office	Direct	700	700	700	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	220	Office/Medical	Direct	522	522	522	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	2.61/1,000 SF; 60 Surface Spaces
Traffic Volume	2,242 on Washington St (2024); 2,311 on Stoney Island Ave (2025); 10,771 on Cty A22 (2025); 25,930 on Frontage Rd (2025); 26,266 on Frontage Rd (2023); 1,345 on N Delany Rd (2024); 10,592 on Oglesby Ave (2024); 757 on Ambrogio Dr (2025); 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 41 min drive
Pedestrian Friendly	46 - Car-Dependent
Cycling Friendly	45 - Somewhat Bikeable
Transit Friendly	29 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Xavier W. Parreno, MD	1	2,750	-	Mar 2017	-





135 N Greenleaf Ave

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tabularasa Integrative Health, Inc	2	2,128	-	Feb 2026	-
Back-2-Health Inc	1	1,800	1	Mar 2015	-
Midwest Periodontics and Implantology, PC	2	1,500	5	May 2014	-
Marling Management, Inc.	1	1,000	3	Apr 2005	-

Showing 5 of 17 Tenants

Property Notes

- * Ideal for medical or professional office use
- * Ample parking available
- * Easy access to Route 41 and I-94



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		

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

CapRock Real Estate: Brian Goldman (312) 399-4563, Tom Eilers (847) 910-2017

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%)		

eXp Commercial: Adam Levy (312) 498-3598

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%

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

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









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

Property Summary

RBA (% Leased)	45,000 SF (74.3%)
Built	2000
Stories	2
Elevators	None
Typical Floor	22,500 SF
Tenancy	Multiple
Available	150 - 11,570 SF
Max Contiguous	5,025 SF
Asking Rent	Withheld
Parking Spaces	6.67/1,000 SF; 300 Surface Spaces



Property Details

Land Area	6.05 AC (263,538 SF)	Zoning	O-2 PUD
Building FAR	0.17	Parcel	07-15-111-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	114	Office	Direct	3,475	5,025	5,025	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Great first floor end cap space with lots of windows. Private entrance and entrances from beautiful common areas of the building. Available early 2026. Can be combined with neighboring unit to make up to a 5,025sf space.									
P 1	112	Office	Direct	1,550	5,025	5,025	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	116 Hawkston Suites	Office/Medical	Direct	150 - 275	275	275	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Hawkston Suites II under construction and now leasing for late summer occupancy. Mini office center with common conference room, break areas, waiting areas. Individual 1 to 2 person suites with affordable monthly rents including utilities. Several suites with sink and cabinetry ideal for skincare professionals or other similar uses needing plumbed units. Also great for small general office space to get your business out of the house and not break the bank.									
P 2	1790-210-201	Office	Direct	2,200	2,200	2,200	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	1800-215	Office	Direct	1,685	1,685	1,685	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	204	Office	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	1800-206	Office	Direct	1,140	1,140	1,140	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Corner unit with lots of windows, storage area, 3 large spacious offices, waiting and open area.									



1800 Nations Dr - Hawkston Hall Office Centre

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



Office

Transportation

Parking Details	6.67/1,000 SF; 300 Surface Spaces		
Traffic Volume	8,261 on Nations Dr (2025); 1,473 on Not Available (2020); 70,951 on Grand Ave (2025); 7,848 on Stearns School Rd (2025); 1,793 on Yew Ct (2024); 29,575 on I- 94 (2025); 27,759 on I- 94 (2025); 24,005 on I- 94 (2024); 41,723 on I- 94 (2025); 598 on Hancock Ln (2024)		
Commuter Rail	Waukegan Station		16 min drive
	Round Lake Beach Station		15 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	36 - Car-Dependent		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	25 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hawkston Suites	1	6,455	-	Mar 2026	-
Prema Center	2	1,700	16	Jun 2018	-
Thrivent Financial	2	1,700	4	Nov 2014	-
Great Lakes Psychology Group	2	1,510	-	Mar 2026	-
Complete Clinics	1	1,500	10	Aug 2010	-

Showing 5 of 27 Tenants

Property Notes

Preleasing

Property Summary

RBA (% Leased)	22,000 SF (100%)
Built	1996
Stories	2
Elevators	1 passenger
Typical Floor	12,000 SF
Tenancy	Multiple
Available	150 - 3,830 SF
Max Contiguous	1,100 SF
Asking Rent	Withheld
Parking Spaces	0.91/1,000 SF; 20 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.44 AC (62,726 SF)	Owner Occupied	No
Building FAR	0.35	Zoning	C-2
Core Factor	8%	Parcel	07-22-203-003

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	114	Office	Sublet	1,100	1,100	1,100	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	501-117	Office	Sublet	1,030	1,030	1,030	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	win 1 -206	Office	Sublet	750	750	750	Withheld	30 Days	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	105-7	Office/Medical	Sublet	150	150	150	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Small single office in mini office center with common waiting, break area, conference room. Sink and cabinetry in suite makes this space great for skincare/medical or other similar use or also great for small general 1 person office.									
P 2	501-215	Office	Sublet	800	800	800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	0.91/1,000 SF; 20 Surface Spaces; Covered Spaces Available								
Traffic Volume	20,939 on Milwaukee Ave (2025); 7,023 on South Rd (2024); 21,226 on Milwaukee Ave (2023); 21,226 on South Rd (2023); 20,939 on South Rd (2025); 8,538 on Grand Ave (2025); 8,704 on Grand Ave (2023); 15,795 on Grand Ave (2023); 25,252 on Milwaukee Ave (2025); 21,378 on Kilbourne Rd (2025)								
Commuter Rail	Waukegan Station 								13 min drive
	Libertyville Station 								11 min drive
Airport	Chicago O'Hare International								42 min drive



501 N Riverside Dr - Windsor Court Off Ctr I

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



Office

Transportation (Continued)

Pedestrian Friendly	47 - Car-Dependent
Cycling Friendly	49 - Somewhat Bikeable

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anatoly Arber, M.D.	2	1,500	-	Jun 2018	-
Chicago Title Insurance Company	1	1,500	4	Jun 2018	-
Gretchen Neddenriep, LLC	2	1,500	2	Sep 2017	-
Stewart Title	2	1,500	10	Jul 2016	-
Hood Law, P.C.	2	1,255	-	Mar 2026	-

Showing 5 of 21 Tenants

Property Notes

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



5101 Washington St - Saratoga Square

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	113,170 SF (95.6%)
Built	1990
Tenancy	Multiple
Available	200 - 5,025 SF
Max Contiguous	2,800 SF
Asking Rent	Withheld
Frontage	280' on Milwaukee Ave
Frontage	287' on Washington St
Parking Spaces	3.50/1,000 SF; 381 Surface Spaces



Property Details

Land Area	6.57 AC (286,102 SF)	Zoning	C-2
Building FAR	0.40	Parcel	07-22-400-026 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Sarato-ga Suites	Office	Direct	200 - 300	300	300	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	2j	Office	Direct	1,500	2,800	2,800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	2l	Office	Direct	1,300	2,800	2,800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	2D	Office	Direct	625	625	625	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	3.50/1,000 SF; 381 Surface Spaces
Traffic Volume	20,914 on Cty W20 (2025); 20,616 on Cty W20 (2023); 12,650 on Woodlake Blvd (2024); 21,774 on Milwaukee Ave (2025); 13,107 on Washington St (2023); 12,700 on Washington St (2021); 13,072 on Woodlake Blvd (2024); 20,758 on Springhaven Dr (2024); 2,836 on Not Available (2020); 17,083 on I- 94 (2025)
Frontage	280' on Milwaukee Ave; 287' on Washington St
Commuter Rail	Waukegan Station 14 min drive Libertyville Station 11 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	40 - Car-Dependent
Cycling Friendly	52 - Bikeable
Transit Friendly	31 - Some Transit





5101 Washington St - Saratoga Square

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AccuVISION	1	5,000	6	Jun 2019	-
East Meets West Therapeutics	1	3,775	2	Jul 2024	-
Chicago Title Insurance Company	Unkwn	3,500	-	Sep 2022	-
WG Technologies	1	3,425	22	Jan 2022	-
ALC MedSpa	1	2,500	6	May 2018	-

Showing 5 of 29 Tenants

Property Notes

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

Property Summary

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



Property Details

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

Available Spaces

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



3850 Clearview Ct

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



Warehouse

Previous Sale

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

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

Transportation

Parking Details	0.75/1,000 SF; Covered Spaces Available; 57 Surface Spaces		
Traffic Volume	4,780 on Clearview Ct (2025); 2,920 on Cty W27 (2025); 23,602 on N Barberrry Ln (2025); 23,949 on N Barberrry Ln (2025); 24,010 on St Paul Ave (2025); 24,376 on Porett Dr (2025); 4,186 on Cty W27 (2025); 3,947 on Sunset Ave (2024); 370 on Magnolia Ave (2025); 23,900 on St Paul Ave (2025)		
Commuter Rail	Waukegan Station		13 min drive
	North Chicago Station		15 min drive
Airport	Chicago O'Hare International		45 min drive
Pedestrian Friendly	23 - Car-Dependent		
Cycling Friendly	35 - Somewhat Bikeable		
Transit Friendly	19 - Minimal Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
StarTrek Lighting	1	13,500	-	Apr 2021	-
De Vroomen Garden Products	1	500	26	Sep 2025	-

Showing 2 of 2 Tenants



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		

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

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

21 Parking Spaces

Lighted Monument Signage on Delany Rd.

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

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

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





1680 N Delany Rd

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



Office

Property Notes

Excellent identity with exposure right off Delany Road in Gurnee. Great for professional groups, medical/dental users, research and development, education institute, PR firms and other businesses.

Property Summary

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



Property Details

Land Area	2.30 AC (100,188 SF)	Zoning	O-1
Building FAR	0.23	Parcel	07-24-308-010
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Office/Medical	Direct	2,500 - 9,050	9,050	9,050	\$15.00 NNN	Vacant	Negotiable
CHP Leasing, LLC: Jay Heald (847) 682-7877									
P 1	101	Office/Medical	Direct	1,995	3,835	3,835	\$15.00 NNN	Vacant	Negotiable
CHP Leasing, LLC: Jay Heald (847) 682-7877									
P 1	112	Medical	Direct	1,840	3,835	3,835	\$15.00 NNN	Vacant	Negotiable
CHP Leasing, LLC: Jay Heald (847) 682-7877									

Previous Sale

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

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

Transportation

Parking Details	5.00/1,000 SF; 125 Surface Spaces; 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); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 2,311 on Stoney Island Ave (2025)		
Commuter Rail	Waukegan Station	🚶🚶	11 min drive
	Great Lakes Station	🚶🚶	9 min drive
Airport	Chicago O'Hare International		40 min drive



222 S Greenleaf St - Greenleaf Professional

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



Office

Transportation (Continued)

Pedestrian Friendly	43 - Car-Dependent
Cycling Friendly	44 - Somewhat Bikeable
Transit Friendly	28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Heart & Vascular Center of Lake County	1	3,125	-	Feb 2025	-
Lake County Head & Neck Specialist	1	3,000	20	Jan 1998	-
Gateway	1	1,900	5	Dec 2016	-
Lake County Pediatrics Inc	1	1,360	-	Jan 2025	-

Showing 4 of 4 Tenants

Property Notes

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



34498 N Old Walnut Cir

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



Retail

Property Summary

GLA (% Leased)	6,000 SF (0.0%)
Built	2004
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/Year/NNN
Frontage	190' on Washington St.
Parking Spaces	3.33/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	Unincorporated Lake Count
Building FAR	0.16	Parcel	07-19-401-422

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C/D	Office/Retail	Direct	1,500	1,500	1,500	\$15.00 NNN	Vacant	Negotiable

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201, Daniel Winkowski (847) 445-7325

For Future Tenants, ask Robb Satten or Dan Winkowski about the vacancy numbers

For Sale Summary

Asking Price	\$1,025,000 (\$170.83/SF)	Land	0.86 AC
Status	Active	Built	2004
Cap Rate	8.3%	On Market	328 Days
Sale Type	Investment or Owner User	Last Update	March 11, 2026

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201, Daniel Winkowski (847) 445-7325

Transportation

Parking Details	3.33/1,000 SF; 20 Surface Spaces
Traffic Volume	19,805 on Old Walnut Cir (2025); 6,895 on Cascade Way (2024); 19,751 on Almond Rd (2025); 19,972 on Almond Rd (2023); 6,749 on Julie Ln (2025); 737 on Almond Rd (2025); 19,805 on Cty A22 (2025); 5,168 on Julie Ln (2025); 19,675 on W Cottage Ave (2024); 19,424 on W Cottage Ave (2024)
Frontage	190' on Washington St.
Commuter Rail	Washington St (Grayslake) Station (NCS) 8 min drive Prairie Crossing Station (MD-North) 8 min drive
Airport	Chicago O'Hare International 45 min drive
Pedestrian Friendly	30 - Car-Dependent
Cycling Friendly	33 - Somewhat Bikeable
Transit Friendly	28 - Some Transit





34498 N Old Walnut Cir

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ce Wurzer Buildings	1	1,200	-	Nov 2015	-
Allstate	1	1,142	6	Apr 2015	-
C&E Wurzer Construction	1	-	2	Oct 2018	-
Callan's Financial Svc	1	-	4	Jul 2016	-

Showing 4 of 4 Tenants



2075-3833 Swanson Ct

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



Warehouse

Property Summary

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



Property Details

Land Area	2.21 AC (96,268 SF)	Sprinklers	Wet
Building FAR	0.43	Zoning	I-2
Crane	None	Parcel	07-12-302-001

Available Spaces

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

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

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

Previous Sale

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

Buyer Broker: NAI Hiffman: Brad Weiner (630) 956-3650, Sam Badger (847) 310-2099, Whit Heitman (847) 624-4947

Seller Broker: DarwinPW Realty: Dan Prendergast (630) 993-3878, Brendan Sheahan (414) 690-1301

Transportation

Parking Details	0.69/1,000 SF; 29 Surface Spaces
Traffic Volume	3,947 on Sunset Ave (2024); 15,392 on Cty W27 (2023); 4,780 on Clearview Ct (2025); 1,513 on Ryan Rd W (2025); 14,996 on Cty W27 (2025); 23,900 on St Paul Ave (2025); 25,234 on Sunset Ave (2025); 2,246 on Ryan Rd (2025); 24,010 on St Paul Ave (2025); 23,949 on N Barberrry Ln (2025)
Commuter Rail	Waukegan Station 13 min drive North Chicago Station 15 min drive
Airport	Chicago O'Hare International 46 min drive
Pedestrian Friendly	19 - Car-Dependent





2075-3833 Swanson Ct

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



Warehouse

Transportation (Continued)

Cycling Friendly	33 - Somewhat Bikeable
Transit Friendly	20 - Minimal Transit

Tenants

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

Showing 1 of 1 Tenants

Property Notes

* Ideal for trucking/distribution companies



5465 Grand Ave - Spruce Park

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



Office

Property Summary

RBA (% Leased)	11,320 SF (100%)
Built	1997
Stories	1
Typical Floor	11,320 SF
Tenancy	Multiple
Available	2,200 SF
Max Contiguous	2,200 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.06 AC (133,294 SF)	Zoning	O-1
Building FAR	0.08	Parcel	07-15-300-053
Owner Occupied	No		

Available Spaces

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

Marling Management, Inc.: Mike Marling (224) 629-6061

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

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	24,005 on Spruce St (2024); 24,005 on N Dilleys Rd (2024); 27,513 on N Dilleys Rd (2025); 23,963 on N Juniper St (2025); 27,774 on N Dilleys Rd (2023); 24,005 on Great American Pkwy (2024); 1,793 on Yew Ct (2024); 1,449 on Grand Ave (2024); 1,445 on Leslie Ln (2024)
Commuter Rail	Waukegan Station 13 min drive Libertyville Station 12 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	51 - Somewhat Walkable
Cycling Friendly	41 - Somewhat Bikeable
Transit Friendly	28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lake County, IL CVB	1	1,000	7	Aug 2010	-
Goshgarian Orthodontics	1	900	6	Jul 2016	-
Geraci Law	1	800	3	Oct 2011	-
Randstad	1	500	4	May 2025	-





5465 Grand Ave - Spruce Park

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bradley Counseling Center	1	400	17	Mar 2009	-

Showing 5 of 6 Tenants



101 S Greenleaf Ave - Gurnee West Medical Center

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



Office

Property Summary

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



Property Details

Land Area	1.30 AC (56,650 SF)	Zoning	C-2
Building FAR	0.21	Parcel	07-24-300-021
Owner Occupied	No		

Available Spaces

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

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

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

Previous Sale

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

Transportation

Parking Details	5.33/1,000 SF; 64 Surface Spaces		
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); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 2,311 on Stoney Island Ave (2025); 30,523 on Washington St (2024)		
Commuter Rail	Waukegan Station		10 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	50 - Somewhat Walkable		
Cycling Friendly	43 - Somewhat Bikeable		
Transit Friendly	26 - Some Transit		





101 S Greenleaf Ave - Gurnee West Medical Center

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Orthodontic Specialists of Lake County	1	5,927	57	Jul 2016	-
Associates For Family Dentistry	1	3,400	23	Jan 2018	Dec 2027
Advanced Endodontics, PC	1	1,500	-	Mar 2026	-

Showing 3 of 3 Tenants

Property Notes

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

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

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



103 S Greenleaf Ave - Gurnee West Medical Center

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



Office

Property Summary

RBA (% Leased)	12,000 SF (88.7%)
Built	1988
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,351 - 2,851 SF
Max Contiguous	1,500 SF
Asking Rent	Withheld
Parking Spaces	6.58/1,000 SF; 100 Surface Spaces



Property Details

Land Area	1.80 AC (78,408 SF)	Zoning	C-2
Building FAR	0.15	Parcel	07-24-300-022
Owner Occupied	No		

Available Spaces

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

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

P 1	E	Office/Medical	Direct	1,351	1,351	1,351	Withheld	Vacant	1 - 20 Years
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Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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

Transportation

Parking Details	6.58/1,000 SF; 100 Surface Spaces
Traffic Volume	10,592 on Oglesby Ave (2024); 10,771 on Cty A22 (2025); 25,930 on Frontage Rd (2025); 26,266 on Frontage Rd (2023); 2,242 on Washington St (2024); 3,036 on Cty A22 (2023); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 30,523 on Washington St (2024); 2,311 on Stoney Island Ave (2025)
Commuter Rail	Waukegan Station 11 min drive Great Lakes Station 9 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	44 - Car-Dependent





103 S Greenleaf Ave - Gurnee West Medical Center

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



Office

Transportation (Continued)

Cycling Friendly	39 - Somewhat Bikeable
Transit Friendly	26 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
North Suburban Dermatology	1	3,649	12	Jul 2016	-
Ferris, Thompson & Zweig, Ltd	1	2,000	8	Jan 2001	-
M.R. Sekharan, MD	1	2,000	-	Mar 2026	-
Dr. Ron Riegelhaupt and Associates	1	1,500	15	Jul 2023	-

Showing 4 of 4 Tenants



200 S Greenleaf Ave - Gurnee Commons Medical Center

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



Office

Property Summary

RBA (% Leased)	12,000 SF (77.8%)
Built	1994
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,285 - 2,670 SF
Max Contiguous	1,385 SF
Asking Rent	Withheld
Parking Spaces	717/1,000 SF; 81 Surface Spaces



Property Details

Land Area	1.58 AC (68,651 SF)	Zoning	O-1
Building FAR	0.17	Parcel	07-24-308-014
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	J	Office/Medical	Direct	1,385	1,385	1,385	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	H	Office/Medical	Direct	1,285	1,285	1,285	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
Reusable existing conditions with plans to install bathroom									

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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

Transportation

Parking Details	717/1,000 SF; 81 Surface Spaces		
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); 2,311 on Stoney Island Ave (2025); 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		41 min drive





200 S Greenleaf Ave - Gurnee Commons Medical Center

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



Office

Transportation (Continued)

Pedestrian Friendly	43 - Car-Dependent
Cycling Friendly	44 - Somewhat Bikeable
Transit Friendly	28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
LabCorp	1	3,900	-	Jan 2021	-
United Vein & Vascular Centers	1	2,965	-	Jul 2021	-
Megan N Gray DDS	1	1,500	3	Jun 2019	-
Genesis Orthopedics & Sports Medicine	1	965	-	Mar 2026	-

Showing 4 of 4 Tenants

Property Notes

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



202 S Greenleaf Ave - Greenleaf Commons

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



Office

Property Summary

RBA (% Leased)	12,000 SF (88.8%)
Built	1993
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,341 SF
Max Contiguous	1,341 SF
Asking Rent	Withheld
Parking Spaces	6.33/1,000 SF; 76 Surface Spaces



Property Details

Land Area	1.27 AC (55,395 SF)	Zoning	O-1
Building FAR	0.22	Parcel	07-24-308-014
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C	Office/Medical	Direct	1,341	1,341	1,341	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	1/28/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	5887703	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	6.33/1,000 SF; 76 Surface Spaces
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); 30,567 on N 1st St (2025); 3,036 on Cty A22 (2023); 2,311 on Stony Island Ave (2025); 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 41 min drive
Pedestrian Friendly	43 - Car-Dependent
Cycling Friendly	44 - Somewhat Bikeable
Transit Friendly	28 - Some Transit





202 S Greenleaf Ave - Greenleaf Commons

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Illinois Bone & Joint Institute	1	8,409	-	Mar 2025	-
Oral & Maxillofacial Surgeons	1	2,250	15	Jul 2016	-

Showing 2 of 2 Tenants



1425 N Hunt Club Rd - Advocate Condell Outpatient Center

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



Office

Property Summary

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



Property Details

Land Area	2.49 AC (108,464 SF)	Zoning	C-2 PUD
Building FAR	0.20	Parcel	07-16-101-142
Owner Occupied	No		

Available Spaces

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

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

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

P 3	304	Office/Medical	Direct	1,147	1,147	1,147	Withheld	Vacant	Negotiable
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Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

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

Previous Sale

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

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





1425 N Hunt Club Rd - Advocate Condell Outpatient Center

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



Office

Transportation

Traffic Volume	42,433 on Gurnee Mills Cir W (2024); 42,433 on N Hunt Club Rd (2024); 41,434 on Gurnee Mills Cir W (2025); 21,409 on Hunt Club Rd (2025); 42,433 on Tri State Pkwy (2024); 35,147 on Gurnee Mills Cir W (2025); 2,930 on Grand Ave (2023); 2,890 on Grand Ave (2025); 41,434 on Tri State Pkwy (2025)	
Commuter Rail	Round Lake Beach Station	13 min drive
	Washington St (Grayslake) Station (NCS)	14 min drive
Airport	Chicago O'Hare International	43 min drive
Pedestrian Friendly	47 - Car-Dependent	
Cycling Friendly	38 - Somewhat Bikeable	
Transit Friendly	28 - Some Transit	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Provida Family Medicine	1-2	9,281	-	Mar 2026	-
Quest Diagnostics for Provida Family Medicine	2	2,372	-	Mar 2026	-
NANI/NSN - Nephrology Associates	3	2,348	-	Mar 2026	-
Lakeside Dermatology	2	2,303	7	Jul 2016	-
Taher Sonhy, MD, Family Medicine	3	2,156	-	Mar 2026	-

Showing 5 of 5 Tenants

Property Notes

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

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

Hospital Affiliation: Advocate Condell Medical Center



15 Tower Ct - Gurnee East Medical Center

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



Office

Property Summary

RBA (% Leased)	125,276 SF (93.1%)
Built	1998
Stories	3
Elevators	None
Typical Floor	41,759 SF
Tenancy	Multiple
Available	822 - 8,599 SF
Max Contiguous	4,597 SF
Asking Rent	Withheld
Parking Spaces	2.23/1,000 SF; 279 Surface Spaces



Property Details

Land Area	3.29 AC (143,312 SF)	Zoning	C-2
Building FAR	0.87	Parcel	07-24-300-023
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	140	Office/Medical	Direct	1,253	1,253	1,253	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	190	Office/Medical	Direct	1,044	1,044	1,044	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	145	Office/Medical	Direct	883	883	883	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 2	210	Office/Medical	Direct	4,597	4,597	4,597	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 2	245	Office/Medical	Direct	822	822	822	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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





15 Tower Ct - Gurnee East Medical Center

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



Office

Transportation

Parking Details	2.23/1,000 SF; 279 Surface Spaces		
Traffic Volume	26,266 on Frontage Rd (2023); 25,930 on Frontage Rd (2025); 3,036 on Cty A22 (2023); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 10,771 on Cty A22 (2025); 2,242 on Washington St (2024); 30,523 on Washington St (2024); 21,133 on Washington St (2024); 10,592 on Oglesby Ave (2024)		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	43 - Car-Dependent		
Cycling Friendly	40 - Somewhat Bikeable		
Transit Friendly	26 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
NorthShore University HealthSystem	3	20,000	110	Mar 2017	-
Advocate Aurora Health	1	4,000	17	Jul 2016	-
Quest Diagnostics	1	4,000	6	Jan 2007	-
Gurnee Pediatrics	1	3,500	10	Jul 2016	-
Medcare Pharmacy	1	3,000	2	Jan 2013	-

Showing 5 of 13 Tenants

Property Summary

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



Property Details

Land Area	2.24 AC (97,574 SF)	Zoning	C-2
Building FAR	0.13	Parcel	07-24-300-023
Owner Occupied	No		

Available Spaces

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

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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

Transportation

Parking Details	6.35/1,000 SF; 78 Surface Spaces		
Traffic Volume	25,930 on Frontage Rd (2025); 26,266 on Frontage Rd (2023); 3,036 on Cty A22 (2023); 10,592 on Oglesby Ave (2024); 10,771 on Cty A22 (2025); 32,060 on Frontage Rd (2024); 2,242 on Washington St (2024); 31,759 on Frontage Rd (2025); 51,360 on Old Skokie Hwy (2025); 30,523 on Washington St (2024)		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	44 - Car-Dependent		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	26 - Some Transit		



20 Tower Ct - Gurnee East Medical Center

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
GI Alliance	1	6,672	30	Jul 2016	-
Advocate Medical Group Pain Management	1	2,500	-	Mar 2026	-
Dr. Geena R. Patel, DDS	1	1,500	6	Jul 2016	-

Showing 3 of 3 Tenants



35 Tower Ct - Gurnee East Medical Center

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



Office

Property Summary

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



Property Details

Land Area	2.26 AC (98,559 SF)	Zoning	C-2
Building FAR	0.13	Parcel	07-24-300-023
Owner Occupied	No		

Available Spaces

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

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	3,036 on Cty A22 (2023); 51,360 on Old Skokie Hwy (2025); 32,060 on Frontage Rd (2024); 42,786 on Sutherland Dr (2025); 26,266 on Frontage Rd (2023); 31,759 on Frontage Rd (2025); 25,930 on Frontage Rd (2025); 513 on Skokie Hwy (2025); 30,523 on Washington St (2024); 3,593 on Westmead Rd (2024)
Commuter Rail	Waukegan Station 11 min drive Great Lakes Station 9 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	43 - Car-Dependent
Cycling Friendly	39 - Somewhat Bikeable
Transit Friendly	27 - Some Transit





35 Tower Ct - Gurnee East Medical Center

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hanger Clinic	1	4,127	6	Feb 2019	-
GI Alliance of Illinois	1	4,081	-	Mar 2026	-
Hearing Associates	1	2,859	12	Jan 1999	-

Showing 3 of 3 Tenants



50 Tower Ct - Gurnee East Medical Center

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

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

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

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

Transportation

Parking Details	5.24/1,000 SF; 75 Surface Spaces
Traffic Volume	3,036 on Cty A22 (2023); 42,786 on Sutherland Dr (2025); 47,261 on Old Skokie Hwy (2025); 513 on Skokie Hwy (2025); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 3,593 on Westmead Rd (2024); 26,266 on Frontage Rd (2023); 25,930 on Frontage Rd (2025); 30,523 on Washington St (2024)
Commuter Rail	Waukegan Station 11 min drive
	Great Lakes Station 9 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	43 - Car-Dependent
Cycling Friendly	39 - Somewhat Bikeable
Transit Friendly	27 - Some Transit





50 Tower Ct - Gurnee East Medical Center

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



Office

Tenants

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

Showing 1 of 1 Tenants