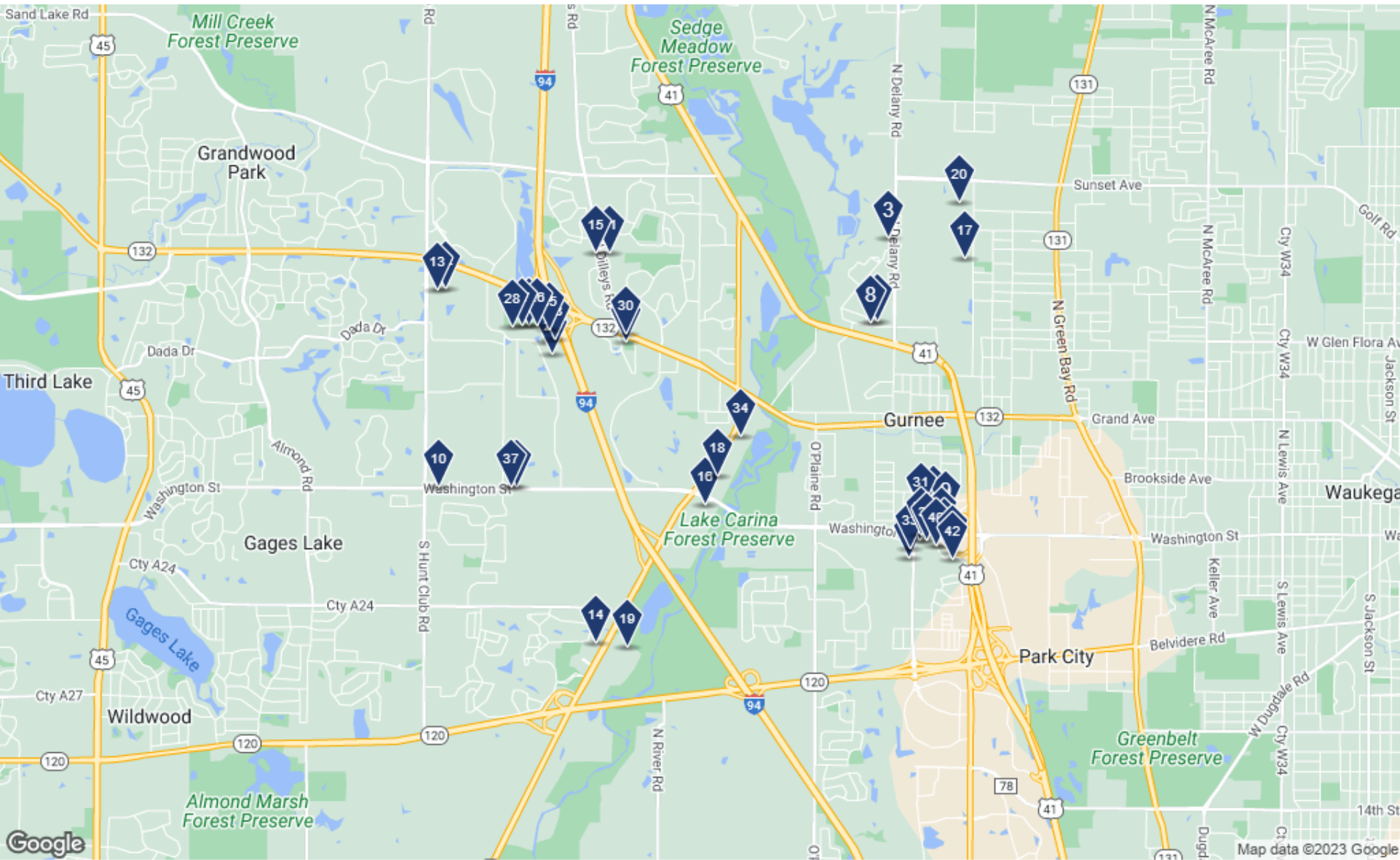


Property Map Overview



Lease Availability Report

68 Ambrogio Dr

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	34 Surface Spaces are available; Ratio of 4.86/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (40)
Transit Score ®:	Some Transit (28)

KEY TENANTS

Young Clinic	1,750 SF	Dr. Yorro	1,500 SF
Weckler & Associates	1,500 SF	Gurnee Physical Medicine	300 SF

Lease Availability Report

3850 Clearview Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	132 SF
Max Contig:	840 SF
Total Available:	4,684 SF
Asking Rent:	\$3.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	A	Office	Direct	132	132	132	\$3.00/NNN	Vacant	Negotiable
P 2nd	B	Office	Direct	192	192	192	\$3.00/NNN	Vacant	Negotiable
P 2nd	C	Office	Direct	132	132	132	\$3.00/NNN	Vacant	Negotiable
P 2nd	D	Office	Direct	374	374	374	\$3.00/NNN	Vacant	Negotiable
P 2nd	E	Office	Direct	300	300	300	\$3.00/NNN	Vacant	Negotiable
P 2nd	F	Office	Direct	525	525	525	\$3.00/NNN	Vacant	Negotiable
P 2nd	G	Office	Direct	676	676	676	\$3.00/NNN	Vacant	Negotiable
P 2nd	H	Office	Direct	676	676	676	\$3.00/NNN	Vacant	Negotiable
P 2nd	I	Office	Direct	837	837	837	\$3.00/NNN	Vacant	Negotiable
P 2nd	J	Office	Direct	840	840	840	\$3.00/NNN	Vacant	Negotiable

SALE

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

LOADING

Docks:	6 ext	Drive Ins:	2 tot.
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	2.76 AC
Zoning:	I-2

Lease Availability Report

3850 Clearview Ct
Gurnee, IL 60031 - North Lake County Submarket



PARCEL

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

TRANSPORTATION

Parking:	57 free Surface Spaces are available; Ratio of 0.75/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	44 minute drive to Chicago O'Hare International Airport

KEY TENANTS

De Vroomen Garden Products	36,682 SF	StarTrek Lighting	13,500 SF
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Lease Availability Report

1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	I	Off/Ret	Direct	1,200	1,200	1,200	\$10.00/MG	Vacant	Negotiable
P 1st	H	Off/Ret	Direct	3,000	3,000	3,000	\$10.00/MG	Vacant	Negotiable

SALE

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

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

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

TRAFFIC & FRONTAGE

Traffic Volume:	3,483 on St Paul Ave & Cty W27 (2022)
	23,118 on N Delany Rd & St Paul Ave (2015)
Frontage:	314' on Delany Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

1810 N Delany Rd - Delany Square Shopping Center
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Parking:	134 Surface Spaces are available; Ratio of 4.91/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Minimal Transit (18)

Lease Availability Report

1741-1761 N Dilleys Rd - Bellewater Place

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Bell-suit	Office	Direct	200 - 250	250	250	Withheld	Vacant	Negotiable
P 1st	115	Office	Direct	1,115	1,115	1,115	Withheld	90 Days	3 - 5 Yrs
P 2nd	201-213	Office	Direct	1,200 - 4,525	4,525	4,525	Withheld	Vacant	Negotiable

TRANSPORTATION

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

KEY TENANTS

Country Financial	3,800 SF	State Farm	1,300 SF
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Lease Availability Report

5465 Grand Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Office	Direct	2,005	2,005	2,005	Withheld	30 Days	Negotiable

SALE

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

AMENITIES

Signage

TRANSPORTATION

Commuter Rail: 13 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)

Airport: 42 minute drive to Chicago O'Hare International Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Some Transit (26)

KEY TENANTS

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

Lease Availability Report

5455 W Grand Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

SALE

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

AMENITIES

24 Hour Access, Air Conditioning, Bus Line, Signage

TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 3.37/1,000 SF
Commuter Rail:	13 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (50)
Transit Score ®:	Some Transit (26)

KEY TENANTS

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

Lease Availability Report

135 N Greenleaf Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1980
RBA:	17,920 SF
Floors:	2
Typical Floor:	8,960 SF

AVAILABILITY

Min Divisible:	580 SF
Max Contig:	1,800 SF
Total Available:	3,080 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	209	Office	Direct	700	1,280	1,280	Withheld	Vacant	Negotiable
P 2nd	212	Office	Direct	1,800	1,800	1,800	Withheld	30 Days	Negotiable
P 2nd	208	Office	Direct	580	1,280	1,280	Withheld	Vacant	Negotiable

AMENITIES

Signage

TRANSPORTATION

Parking:	60 Surface Spaces are available; Ratio of 3.35/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (28)

KEY TENANTS

Midwest Periodontics and Implantology, PC	2,000 SF	Edwin L Feld & Associates, LLC	1,500 SF
Jean Vargas & Associates, Ltd	1,500 SF	Blain & Associates	1,050 SF
Manjarres & Associates Inc	1,000 SF	Xavier W. Parreno, MD	1,000 SF

Lease Availability Report

105 N Greenleaf St

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,000 - 9,430	9,430	9,430	\$12.00/TBD	Vacant	Negotiable

SALE

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

AMENITIES

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

TRANSPORTATION

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

KEY TENANTS

Greenleaf Orthopaedic Associates	3,000 SF
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Lease Availability Report

1 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,523 SF
Max Contig:	2,000 SF
Total Available:	3,523 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	L	Off/Med	Direct	2,000	2,000	2,000	Withheld	Vacant	1 - 20 Yrs
P 1st	D	Off/Med	Direct	1,523	1,523	1,523	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Bus Line, Property Manager on Site, Signage

TRANSPORTATION

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

KEY TENANTS

Creative Rehab	3,700 SF	Lake County Surgeons	3,043 SF
Lake County Pediatrics	2,000 SF		

Lease Availability Report

3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Off/Med	Direct	1,000	1,000	1,000	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

Parking:	76 Surface Spaces are available; Ratio of 5.54/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	41 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Associates for Women's Health	5,000 SF	UroPartners	3,000 SF
Straka Dental	1,500 SF	Eide & Eide CPA, LLC	800 SF

Lease Availability Report

101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,100 SF
Max Contig:	1,100 SF
Total Available:	1,100 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Off/Med	Direct	1,100	1,100	1,100	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

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

KEY TENANTS

Orthodontic Specialists of Lake County	8,600 SF	Associates For Family Dentistry	3,400 SF
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Lease Availability Report

103 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,250 SF
Max Contig:	1,250 SF
Total Available:	1,250 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Off/Med	Direct	1,250	1,250	1,250	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

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

KEY TENANTS

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

Lease Availability Report

200 S Greenleaf Ave - Gurnee Commons Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	J	Off/Med	Direct	1,200	1,200	1,200	Withheld	Vacant	1 - 20 Yrs
P 1st	H	Off/Med	Direct	1,285	1,285	1,285	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

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

KEY TENANTS

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

Lease Availability Report

222 S Greenleaf St

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,360 SF
Max Contig:	12,175 SF
Total Available:	15,530 SF
Asking Rent:	\$18.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Direct	1,995	1,995	1,995	\$18.00/NNN	Vacant	Negotiable
P 1st	105	Off/Med	Direct	9,050	12,175	12,175	\$18.00/NNN	Vacant	Negotiable
P 1st	109	Off/Med	Direct	3,125	12,175	12,175	\$18.00/NNN	Vacant	Negotiable
P 1st	111	Off/Med	Direct	1,360	1,360	1,360	\$18.00/NNN	Vacant	Negotiable

SALE

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

TRANSPORTATION

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

KEY TENANTS

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

Lease Availability Report

4201 Grove Ave

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LOADING

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

POWER & UTILITIES

Power:	200a 3p
Utilities:	Heating - Gas

LAND

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

TRANSPORTATION

Parking:	56 Surface Spaces are available; Ratio of 3.82/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport

KEY TENANTS

Maid Pro	2,000 SF	Country Financial	1,500 SF
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Lease Availability Report

4249 Grove Ave - Atrium

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4207-09	Office	Direct	1,825	1,825	1,825	\$12.00/MG	30 Days	Negotiable
P 1st	4203-05	Office	Direct	1,525	1,525	1,525	\$12.00/MG	Vacant	Negotiable
P 1st	4241-43	Office	Direct	1,227	1,227	1,227	\$12.00/MG	Vacant	Negotiable
P 1st	4215	Office	Direct	1,125	1,125	1,125	\$12.00/MG	Vacant	Negotiable
P 1st	4217	Office	Direct	1,285	1,285	1,285	\$12.00/MG	Vacant	Negotiable

AMENITIES

Atrium

TRANSPORTATION

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

KEY TENANTS

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

Lease Availability Report

1425 N Hunt Club Rd - 1425 Hunt Club Road MOB

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	304	Off/Med	Direct	1,147	1,147	1,147	Withheld	Vacant	Negotiable

SALE

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

TRANSPORTATION

Parking:	Ratio of 3.62/1,000 SF
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (26)

KEY TENANTS

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

Lease Availability Report

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

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	2002
RBA:	21,294 SF
Floors:	3
Typical Floor:	7,098 SF

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	202	Off/Med	Direct	1,846	3,685	3,685	Withheld	Vacant	3 - 5 Yrs
P 2nd	201	Off/Med	Direct	1,839	3,685	3,685	Withheld	Vacant	5 - 10 Yrs
P 2nd	203	Off/Med	Direct	1,913	1,913	1,913	Withheld	Vacant	5 - 10 Yrs

TRANSPORTATION

Parking:	Ratio of 3.62/1,000 SF
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (25)

KEY TENANTS

Condell Immediate Care	6,000 SF	Dr. Ira J. Piel	4,145 SF
Advocate Condell Medical Center	3,657 SF	Nephrology Associates	2,000 SF
ASC	1,650 SF	Dr. Hosep J. Deyrmenijan	1,486 SF

Lease Availability Report

726 S Milwaukee Ave - Gurnee Shopping Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1987
GLA:	10,400 SF
Floors:	1
Typical Floor:	10,400 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Off/Ret	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Nov 1, 2000 for \$1,250,000 (\$120.19/SF) at 9.00% Cap

KEY TENANTS

Domino's	2,000 SF	Ooh La La Boutique & Spa	2,000 SF
Essence VIP	1,000 SF	Katrinaj Hair Studio	500 SF
The Gaming Goat	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume: 21,179 on Milwaukee Ave & Spinney Run Dr (2015)
33,169 on Belvidere Rd & N Milwaukee Ave (2022)

Frontage: Milwaukee

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 4.81/1,000 SF
Commuter Rail: 8 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport: 40 minute drive to Chicago O'Hare International Airport
Walk Score ®: Car-Dependent (27)
Transit Score ®: Minimal Transit (0)

Lease Availability Report

1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	150 SF
Max Contig:	3,100 SF
Total Available:	9,170 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Hawkstr	Office	Direct	150 - 250	250	250	Withheld	Vacant	Negotiable
P 1st	1800-11	Office	Direct	3,100	3,100	3,100	Withheld	Vacant	Negotiable
P 2nd	204	Office	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
P 2nd	1790-21	Office	Direct	2,200	2,200	2,200	Withheld	Vacant	Negotiable
P 2nd	1800-21	Office	Direct	1,685	1,685	1,685	Withheld	Vacant	Negotiable
P 2nd	203	Office	Direct	690	690	690	Withheld	Vacant	Negotiable

AMENITIES

Signage

TRANSPORTATION

Parking:	300 Surface Spaces are available; Ratio of 6.67/1,000 SF
Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (53)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

Citywide Title Company	1,700 SF	Thrivent Financial	1,638 SF
North American Title Company	1,525 SF	Complete Clinics	1,500 SF
Lance N. Dahmer CFP	1,385 SF	EQMD Inc	1,290 SF

Lease Availability Report

401 N Riverside Dr

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Multiple
Year Built:	1990
GLA:	56,399 SF
Floors:	1
Typical Floor:	56,399 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	9,300 SF
Total Available:	12,900 SF
Asking Rent:	\$15.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Off/Ret	Direct	9,300	9,300	9,300	\$15.00/NNN	Vacant	Negotiable
P 1st	E	Off/Ret	Direct	1,200 - 3,600	3,600	3,600	\$15.00/NNN	Vacant	Negotiable

KEY TENANTS

Stevens	7,139 SF	Tacos El Norte Gurnee	3,500 SF
Repeat Street Inc	3,000 SF	United Grocers Gurnee	3,000 SF
Dairy Queen	2,500 SF	Zuma Law Group	2,200 SF

TRAFFIC & FRONTAGE

Traffic Volume: 12,952 on Milwaukee Ave & Washington St (2022)

20,657 on Washington St & I- 94 (2015)

Frontage: 1,680' on Riverside Road

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 0.89/1,000 SF

Commuter Rail: 13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)

Airport: 42 minute drive to Chicago O'Hare International Airport

Walk Score ®: Car-Dependent (41)

Transit Score ®: Some Transit (28)

Lease Availability Report

501 N Riverside Dr - Windsor Court Off Ctr I

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	790 SF
Max Contig:	2,440 SF
Total Available:	8,130 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Win 2-1	Office	Sublet	790	790	790	Withheld	Vacant	Negotiable
P 1st	495-109	Office	Sublet	1,700	1,700	1,700	Withheld	30 Days	Negotiable
P 1st	501-117	Office	Sublet	2,440	2,440	2,440	Withheld	Vacant	Negotiable
P 1st	117	Office	Sublet	1,600	1,600	1,600	Withheld	30 Days	Thru Jul 2025
P 2nd	501-202	Office	Sublet	1,600	1,600	1,600	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 0.91/1,000 SF
Commuter Rail:	13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

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

Lease Availability Report

721 S Route 21 - Building 2 BTS

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	Proposed
RBA:	28,942 SF
Floors:	1
Typical Floor:	26,229 SF

AVAILABILITY

Min Divisible:	26,229 SF
Max Contig:	26,229 SF
Total Available:	26,229 SF
Asking Rent:	\$14.25/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	120	Office	Direct	26,229	26,229	26,229	\$14.25/NNN	Vacant	Negotiable

AMENITIES

Signage

TRANSPORTATION

Parking:	150 Surface Spaces are available; Ratio of 5.70/1,000 SF
Commuter Rail:	9 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	41 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

2075-3833 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

SALE

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

LOADING

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

POWER & UTILITIES

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

LAND

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

TRANSPORTATION

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

KEY TENANTS

Plast-ex International	41,550 SF
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Lease Availability Report

15 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	975 SF
Max Contig:	1,785 SF
Total Available:	2,760 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	145	Off/Med	Direct	975	975	975	Withheld	Vacant	1 - 20 Yrs
P 2nd	255	Off/Med	Direct	1,785	1,785	1,785	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

Parking:	279 Surface Spaces are available; Ratio of 5.16/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Some Transit (26)

KEY TENANTS

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

Lease Availability Report

20 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,610 SF
Max Contig:	1,610 SF
Total Available:	1,610 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	20-B	Off/Med	Direct	1,610	1,610	1,610	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

Parking:	78 Surface Spaces are available; Ratio of 6.35/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (26)

KEY TENANTS

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

Lease Availability Report

25 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	12,000 SF
Floors:	1
Typical Floor:	12,000 SF

AVAILABILITY

Min Divisible:	1,984 SF
Max Contig:	12,000 SF
Total Available:	12,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Off/Med	Direct	1,984 - 12,000	12,000	12,000	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

Parking:	79 Surface Spaces are available; Ratio of 6.58/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Northwestern Medicine Diagnostic Imaging	12,000 SF	Family Health Center	600 SF
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Lease Availability Report

35 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,292 SF
Max Contig:	1,292 SF
Total Available:	1,292 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	L	Off/Med	Direct	1,292	1,292	1,292	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (27)

KEY TENANTS

Claymore Medical Group	3,650 SF	Hearing Associates	2,859 SF
State Farm	1,000 SF	Hanger Clinic	500 SF

Lease Availability Report

50 Tower Ct - Gurnee East Medical Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	3,333 SF
Max Contig:	3,333 SF
Total Available:	3,333 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	50-A	Off/Med	Direct	3,333	3,333	3,333	Withheld	Vacant	1 - 20 Yrs

SALE

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

AMENITIES

Signage

TRANSPORTATION

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

KEY TENANTS

Fresenius Medical Care	14,300 SF
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Lease Availability Report

1125 Tri State Pky - Grand Tri-State Corporate Centre

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	5,069 SF
Max Contig:	5,219 SF
Total Available:	10,288 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	710	Office	Direct	5,219	5,219	5,219	\$10.00/NNN	Vacant	Negotiable
P 1st	2	Office	Direct	5,069	5,069	5,069	\$10.00/NNN	Vacant	Negotiable

SALE

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

AMENITIES

Signage

TRANSPORTATION

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

KEY TENANTS

BrightStar Care	25,803 SF	Legat Architects, Inc.	5,775 SF
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Lease Availability Report

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

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

SALE

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

AMENITIES

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

TRANSPORTATION

Parking:	220 free Surface Spaces are available; Ratio of 6.00/1,000 SF
Commuter Rail:	17 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	45 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (24)

Lease Availability Report

1175 Tri-State Pky

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	130	Office	Direct	21,633	21,633	21,633	\$10.00/NNN	Vacant	Negotiable
P 1st	1	Office	Direct	7,688	7,688	7,688	\$10.00/NNN	Vacant	Negotiable

SALE

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

AMENITIES

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

TRANSPORTATION

Parking:	220 Surface Spaces are available; Ratio of 5.28/1,000 SF
Commuter Rail:	17 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (18)
Transit Score ®:	Some Transit (25)

KEY TENANTS

The Clara Abbott Foundation	11,000 SF	Boehringer Ingelheim	500 SF
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Lease Availability Report

1325 Tri-State Pky - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,258 SF
Max Contig:	23,101 SF
Total Available:	38,385 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	6,242	6,242	6,242	\$10.00/NNN	Vacant	Negotiable
P 1st	130	Office	Direct	23,101	23,101	23,101	\$10.00/NNN	Vacant	Negotiable
P 1st	120	Office	Direct	5,135	5,135	5,135	\$10.00/NNN	Vacant	Negotiable
P 1st	140	Office	Direct	1,258	1,258	1,258	\$10.00/NNN	Vacant	Negotiable
P 1st	110	Office	Direct	2,649	2,649	2,649	\$10.00/NNN	Vacant	Negotiable

SALE

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

TRANSPORTATION

Parking:	150 free Surface Spaces are available; Ratio of 3.91/1,000 SF
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

Devry University	5,414 SF
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Lease Availability Report

1225 Tri-State Parkway - Grand Tri State Corporate Centre

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	3,057 SF
Max Contig:	7,335 SF
Total Available:	17,283 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	530	Office	Direct	7,335	7,335	7,335	\$10.00/NNN	Vacant	Negotiable
P 1st	570	Office	Direct	3,057	3,057	3,057	\$10.00/NNN	Vacant	Negotiable
P 1st	540	Office	Direct	6,891	6,891	6,891	\$10.00/NNN	Vacant	Negotiable

SALE

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

AMENITIES

24 Hour Access, Air Conditioning, Signage

TRANSPORTATION

Parking:	220 free Surface Spaces are available; Ratio of 5.20/1,000 SF
Commuter Rail:	17 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (24)

KEY TENANTS

Columbia College Of Missouri	14,670 SF	West's Insurance Agency. Inc.	11,714 SF
Kiefer USA	5,526 SF	Clearbrook	3,460 SF
Consumer's Knowledge University	2,000 SF		

Lease Availability Report

1275 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	20,228	20,228	20,228	\$10.00/NNN	Vacant	Negotiable
P 1st	110	Office	Direct	19,585	19,585	19,585	\$10.00/NNN	Vacant	Negotiable

SALE

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

AMENITIES

Pond, Signage

TRANSPORTATION

Parking:	176 free Surface Spaces are available; Ratio of 3.36/1,000 SF
Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (24)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

Enova International	39,772 SF
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Lease Availability Report

1375 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	14,298	14,298	14,298	\$10.00/NNN	Vacant	Negotiable
P 1st	110	Office	Direct	18,527	18,527	18,527	\$10.00/NNN	Vacant	Negotiable
P 1st	120	Office	Direct	4,170	4,170	4,170	\$10.00/NNN	Vacant	Negotiable

SALE

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

TRANSPORTATION

Parking:	148 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

Pinnacle Propane	14,258 SF
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Lease Availability Report

1425 Tri-State Parkway - Crown Corporate Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	7,306 SF
Max Contig:	11,457 SF
Total Available:	18,763 SF
Asking Rent:	\$10.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	160	Office	Direct	7,306	7,306	7,306	\$10.00/NNN	Vacant	Negotiable
P 1st	180	Office	Direct	11,457	11,457	11,457	\$10.00/NNN	Vacant	Negotiable

SALE

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

AMENITIES

Property Manager on Site

TRANSPORTATION

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

KEY TENANTS

YWCA USA	10,000 SF	Teleflex	3,500 SF
Qps Employment Group	2,280 SF	Qps Staffing Service	500 SF

Lease Availability Report

3900 Washington St - Washington Crossings

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	2,400 SF
Max Contig:	2,400 SF
Total Available:	2,400 SF
Asking Rent:	\$14.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	U and T	Off/Med	Direct	2,400	2,400	2,400	\$14.00/MG	Vacant	Negotiable

SALE

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

AMENITIES

Air Conditioning, Signage, Signalized Intersection, Tenant Controlled HVAC

KEY TENANTS

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

TRAFFIC & FRONTAGE

Traffic Volume:	32,901 on Washington St & Frontage Rd (2015)
	38,928 on Skokie Hwy & Cty A22 (2022)
Frontage:	473' on 436 S Greenbay Rd
	307' on Ambrogio Dr (with 1 curb cut)

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Lease Availability Report

3900 Washington St - Washington Crossings
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Parking:	160 Surface Spaces are available; Ratio of 5.69/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Some Transit (27)

Lease Availability Report

5101 Washington St - Saratoga Square

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	6,825 SF
Total Available:	13,575 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Off/Ret	Direct	2,100	2,100	2,100	Withheld	Vacant	Negotiable
P 1st	16	Off/Ret	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable
P 2nd	2-j	Office	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

AMENITIES

Property Manager on Site, Signage

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

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Lease Availability Report

5101 Washington St - Saratoga Square
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Parking:	381 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	11 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Some Transit (26)

Lease Availability Report

6021 Washington St

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

TRANSPORTATION

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

Lease Availability Report

6071 Washington St - Market Square

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2016
RBA:	7,200 SF
Floors:	1
Typical Floor:	7,200 SF

AVAILABILITY

Min Divisible:	1,770 SF
Max Contig:	1,770 SF
Total Available:	1,770 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,770	1,770	1,770	Withheld	30 Days	Negotiable

AMENITIES

Bus Line

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	11 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (24)

KEY TENANTS

Honey Orthodontics	4,000 SF	Edr Casella & Co	1,800 SF
DexaFit	600 SF		

Lease Availability Report

6475 Washington St - Hunt Club Professional Center

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	2,112	2,112	2,112	\$17.00/NNN	Vacant	2 Yrs
P 1st	102	Office	Direct	1,398	1,398	1,398	\$17.00/NNN	Vacant	2 Yrs

TRANSPORTATION

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

KEY TENANTS

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