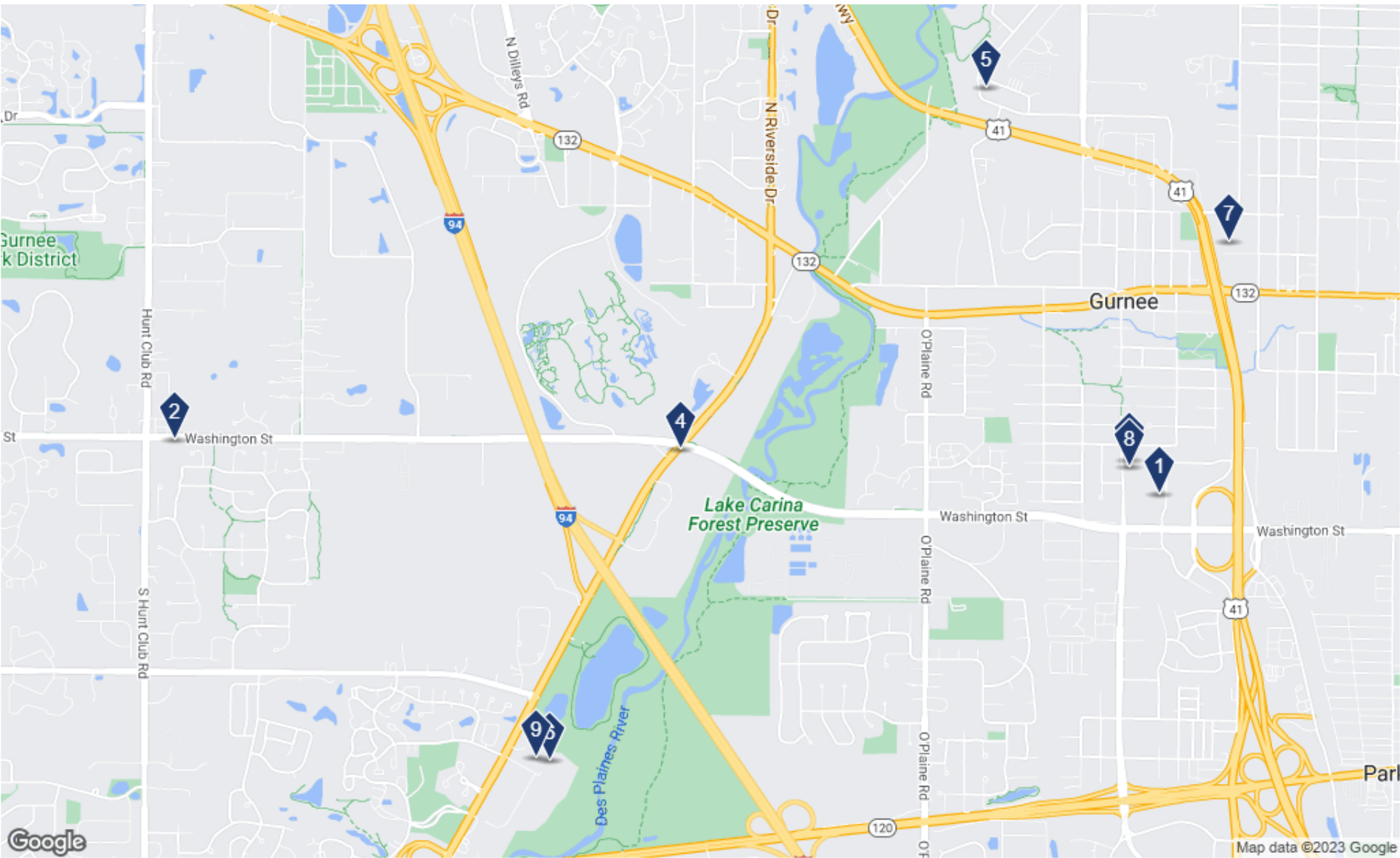


Property Map Overview



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

3816-3840 Grandview Ave
Gurnee, IL 60031 - Far North Submarket



| BUILDING | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| RBA: | 37,216 SF |
| Floors: | 2 |
| Typical Floor: | 16,375 SF |

| AVAILABILITY | |
|---------------------|--|
| No Spaces Available | |

| TRANSPORTATION | |
|------------------|--|
| Parking: | 20 Surface Spaces are available; Ratio of 0.61/1,000 SF |
| Commuter Rail: | 10 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 (34) |
| Transit Score ®: | Some Transit (27) |

| KEY TENANTS | | | |
|--------------------------------|--------|-------------------|--------|
| Battered & Abused Women & CHLD | 750 SF | Fixx Services Llc | 500 SF |

Lease Availability Report

163 N Greenleaf St
Gurnee, IL 60031 - Far North Submarket



| BUILDING | |
|----------------|----------------------|
| Type: | Class C Office Co... |
| Tenancy: | Single |
| Year Built: | 2007 |
| RBA: | 4,426 SF |
| Floors: | 2 |
| Typical Floor: | 2,213 SF |

| AVAILABILITY | |
|---------------------|--|
| No Spaces Available | |

| TRANSPORTATION | |
|------------------|--|
| Parking: | 5 Surface Spaces are available; Ratio of 1.13/1,000 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 (37) |
| Transit Score ®: | Some Transit (29) |

| KEY TENANTS | |
|-------------------------|----------|
| Peklay Surveying Co LTD | 1,550 SF |

Lease Availability Report

167 N Greenleaf St
Gurnee, IL 60031 - Far North Submarket



| BUILDING | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Single |
| Year Built: | 2008 |
| RBA: | 3,000 SF |
| Floors: | 2 |
| Typical Floor: | 1,500 SF |

| AVAILABILITY | |
|---------------------|--|
| No Spaces Available | |

| AMENITIES | |
|--|--|
| 24 Hour Access, Air Conditioning, Central Heating, Natural Light | |

| TRANSPORTATION | |
|------------------|--|
| Parking: | Ratio of 2.67/1,000 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 (37) |
| Transit Score ®: | Some Transit (29) |

Lease Availability Report

223 N Milwaukee Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1941; Renov 1996 |
| RBA: | 5,320 SF |
| Floors: | 2 |
| Typical Floor: | 2,660 SF |

AVAILABILITY

No Spaces Available

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 23 Surface Spaces are available; Ratio of 4.69/1,000 SF |
| Commuter Rail: | 10 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 (41) |
| Transit Score ®: | Some Transit (26) |

KEY TENANTS

| | | | |
|-------------------------------|----------|---------------------|--------|
| Tomei Law | 1,064 SF | Indian Creek Realty | 500 SF |
| La Gabri-elle Language School | 500 SF | Synergy HomeCare | 500 SF |
| Velocity Sales Marketing | 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

731 S Route 21

Gurnee, IL 60031 - Far North Submarket



BUILDING

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

AVAILABILITY

No Spaces Available

SALE

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

AMENITIES

Monument Signage

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 167 Surface Spaces are available; Ratio of 5.50/1,000 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 (24) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|------------------------------------|----------|-------------------------|----------|
| NorthShore University HealthSystem | 7,867 SF | Lake Heart Specialists | 5,492 SF |
| Advocate Health Care | 3,569 SF | Midwest Sleep Institute | 3,569 SF |
| GI Partners Of Illinois | 3,345 SF | J B S Wellness LLC | 3,058 SF |

Lease Availability Report

1379-1391 St Paul Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| RBA: | 6,976 SF |
| Floors: | 1 |
| Typical Floor: | 6,976 SF |

AVAILABILITY

No Spaces Available

SALE

Last Sale: Sold on Aug 15, 2011 for \$450,000 (\$64.51/SF)

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 18 Surface Spaces are available; Ratio of 2.58/1,000 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 (37) |
| Transit Score ®: | Minimal Transit (24) |

KEY TENANTS

| | | | |
|----------------------------------|----------|----------|----------|
| National Snaffle Bit Association | 4,000 SF | Image360 | 2,976 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 | | |