

FOR LEASE
Office Space
Crown Corporate Center
1325 Tri State Parkway, Suite 130
Gurnee, Illinois

Available:	23,341 Sq. Ft.
Building Size:	38,790 Sq. Ft.
Description:	Single-story building with extensive window line. Masonry & Drivit construction.
Parking:	4 per 1,000 Sq. Ft.
Year Built:	1992
Utilities:	Separately Metered
Lease Price:	\$12.00 per Sq. Ft. Net
Tenant Improvements:	Negotiable based on floor plan
Real Estate Taxes:	\$1.86 per Sq. Ft. (2016 Actual)
Operating Expenses:	\$2.86 per Sq. Ft. (2017 Budget)
Remarks:	Perimeter offices along window line. Reception area, conference rooms, lunch/break room. Location at prime I-94 intersection at Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T fiber and Comcast high speed cable. Looped electrical system (two substations). Minutes to hotels, banks, PACE bus routes, and restaurants.

Above information is subject to verification and no liability for errors or omissions is assumed. Prices and availability subject to change and listing may be withdrawn without notice



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