

FOR LEASE
Office Space
Crown Corporate Center
1425 Tri State Parkway, Suite 160
Gurnee, Illinois

Available:	7,306 Sq. Ft.
Building Size:	41,698 Sq. Ft.
Description:	Single-story building with extensive window line. Masonry & Drivit construction.
Parking:	4 per 1,000 Sq. Ft.
Year Built:	1990
Utilities:	Separately Metered
Lease Price:	\$12.00 per Sq. Ft. Net
Tenant Improvements:	Negotiable based on floor plan
Taxes:	\$1.87 per Sq. Ft. (2016 Actual)
Operating Expenses:	\$2.66 per Sq. Ft. (2017 Budget)
Remarks:	Six private offices, conference room and break room. Location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T fiber and Comcast high speed cable available. Looped electrical system (two substations). Minutes to hotels, banks, PACE bus routes, day care 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 Prices and availability subject to change and listing may be withdrawn without notice.



Contact: Robert Elbrecht
847.360.1375 re@tristaterealty.com

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • P.O. Box 502, Gurnee, Illinois 60031
847.360.1375 • Fax 847.360.9667 • sales@tristaterealty.com • www.tristaterealty.com