

**FOR LEASE
OFFICE SPACE
Crown Corporate Center
1375 Tri State Parkway
Gurnee, Illinois**

Available:	Suites from approximately 10,000 Sq. Ft. to 22,746 Sq. Ft.
Building Size:	37,044 Sq. Ft.
Description:	Single-story building with extensive window line. Masonry & Drivit construction
Parking:	4 per 1,000 Sq. Ft.
Year Built:	1991
Utilities:	Separately Metered
Build Out Allowance:	Negotiable
Lease Price:	\$12.00 per Sq. Ft. Net
Taxes:	\$1.71 per Sq. Ft. (2016 Actual)
Operating Expenses:	\$2.91 per Sq. Ft. (2017 Budget)
Remarks:	Ideal space for corporate HQ, regional office or back office operations. Prime Location within Grand Tri State Business Park at I-94 and Route 132 (Grand Avenue). Minutes to hotels, banks, restaurants, day care and PACE bus.

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 Prices and availability subject to change and listing may be withdrawn without notice.



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