



# Creative Office Space Available For Lease

Amhurst Lake Business Park  
Waukegan, IL

ITECH @ Amhurst | 1507-1551 Waukegan Rd.

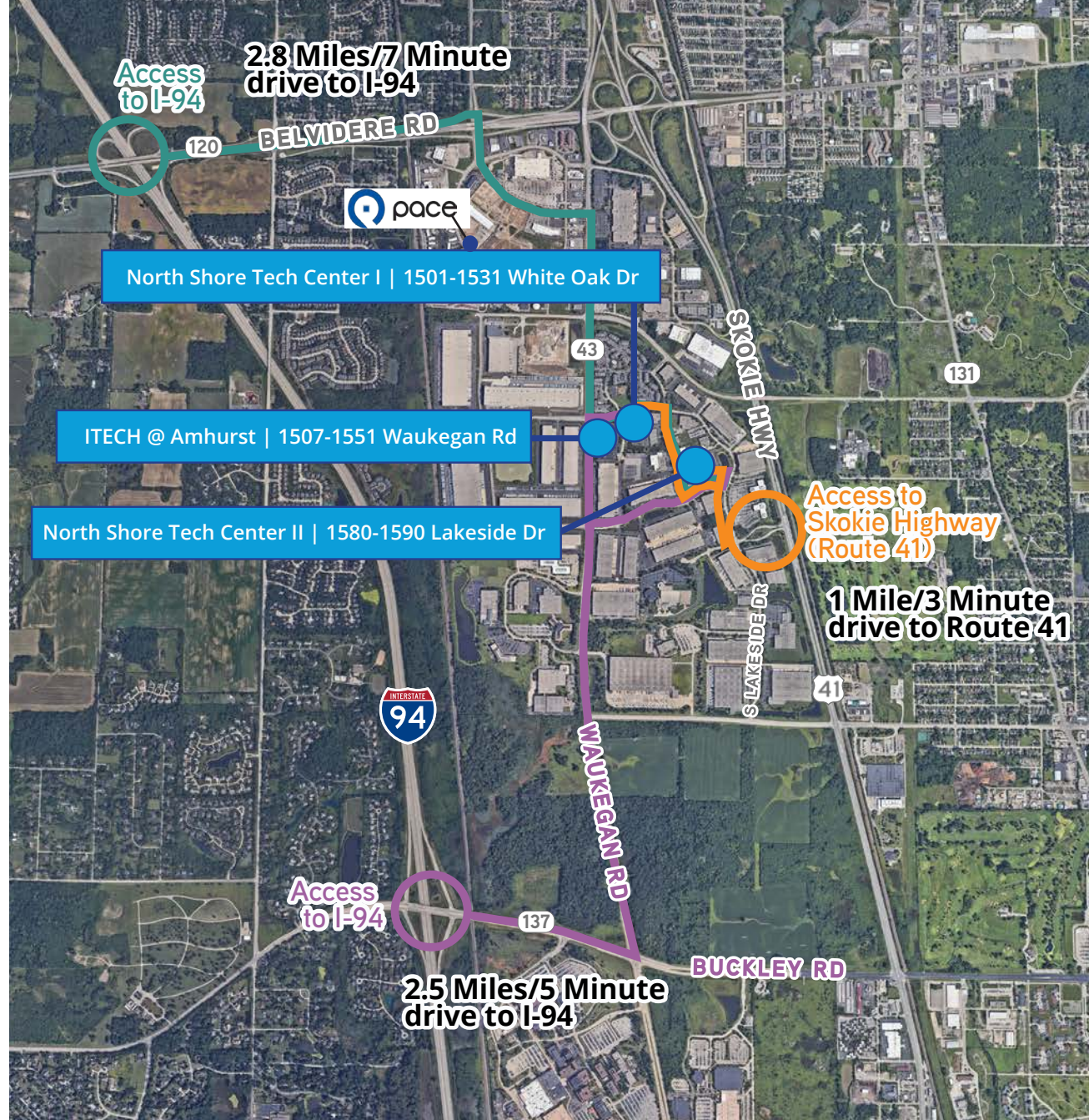
# Office Space Available

## Amhurst Lake Business Park

Amhurst Lake Business Park is the premier Lake County business park development, surrounded by the most coveted and highly educated workforce in Suburban Chicago. Conveniently located along Waukegan Road, the park offers immediate access to I-94 and Skokie highway as well as adjacency to abundant, and growing, retail and shopping amenities, such as: Starbucks, Potbelly, Buffalo Wild Wings, Chipotle, Dunkin Donuts, LA Fitness and more! These efficient single-story office buildings offer suites from 3,931 square feet up to a full 59,250 square-foot building. Low Lake County tax rates make this location a prime opportunity.

## Features

- Minutes from I-94 and Skokie Highway
- Corporate neighbors include Amazon, Medline, Abbott, Cardinal Health, Uline and Abvie
- High parking ratios for dense users – up to 6 spaces per 1,000 SF leased
- Building signage opportunities available



**Jonathon Connor**  
Senior Vice President  
+1 847 698 8246  
jonathon.connor@colliers.com

**Pat Hake**  
Senior Vice President  
+1 847 698 8525  
pat.hake@colliers.com

**Ned Frank**  
Executive Vice President  
+1 847 698 8261  
ned.frank@colliers.com

**Brendan Flanagan**  
Associate  
+1 847 698 8552  
brendan.flanagan@colliers.com



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# ITECH @ Amhurst



1507-1551 Waukegan Rd. | Waukegan, IL

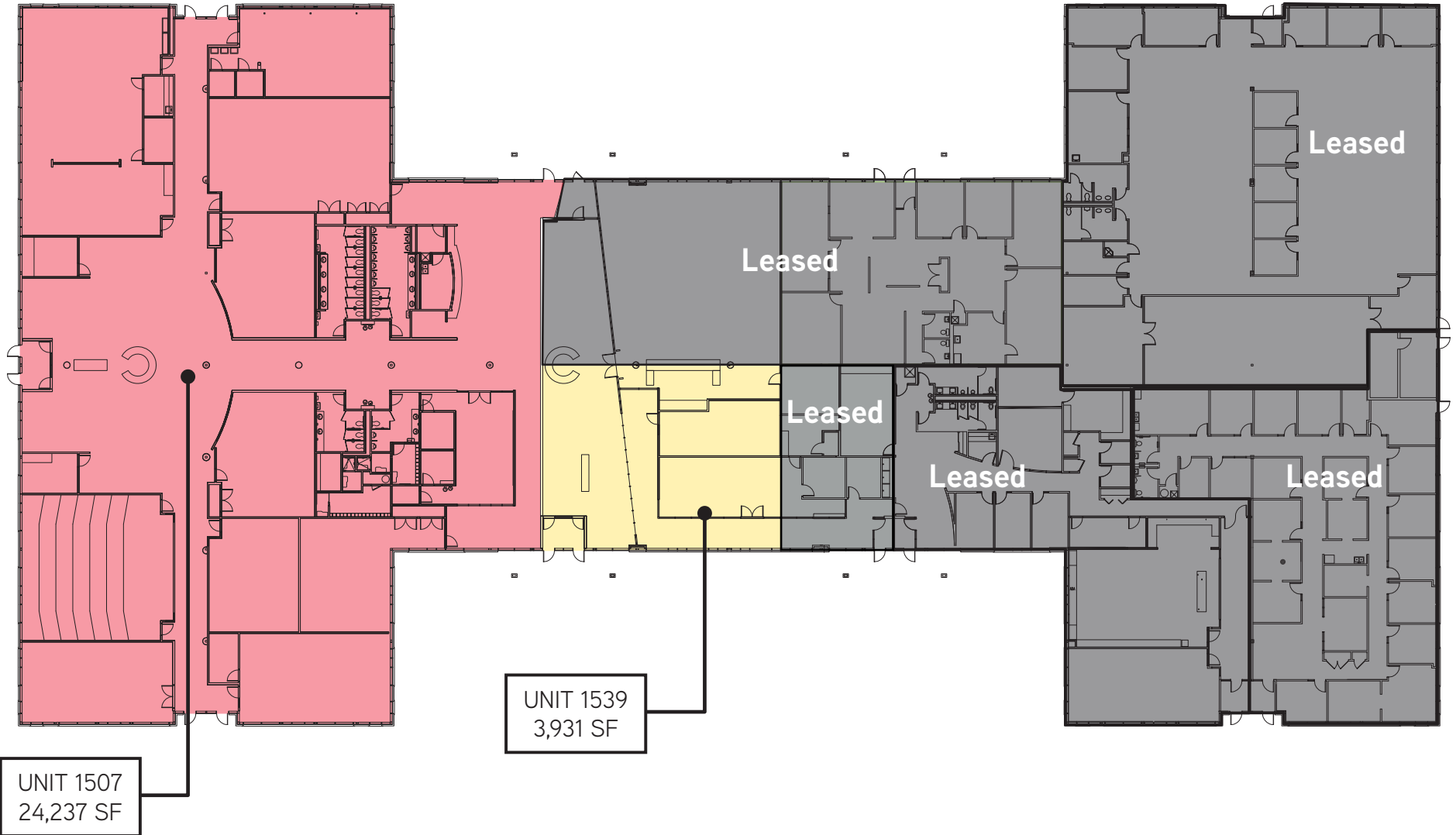
## ITECH @ Amhurst

1507-1551 Waukegan Road | Waukegan, IL

### Features

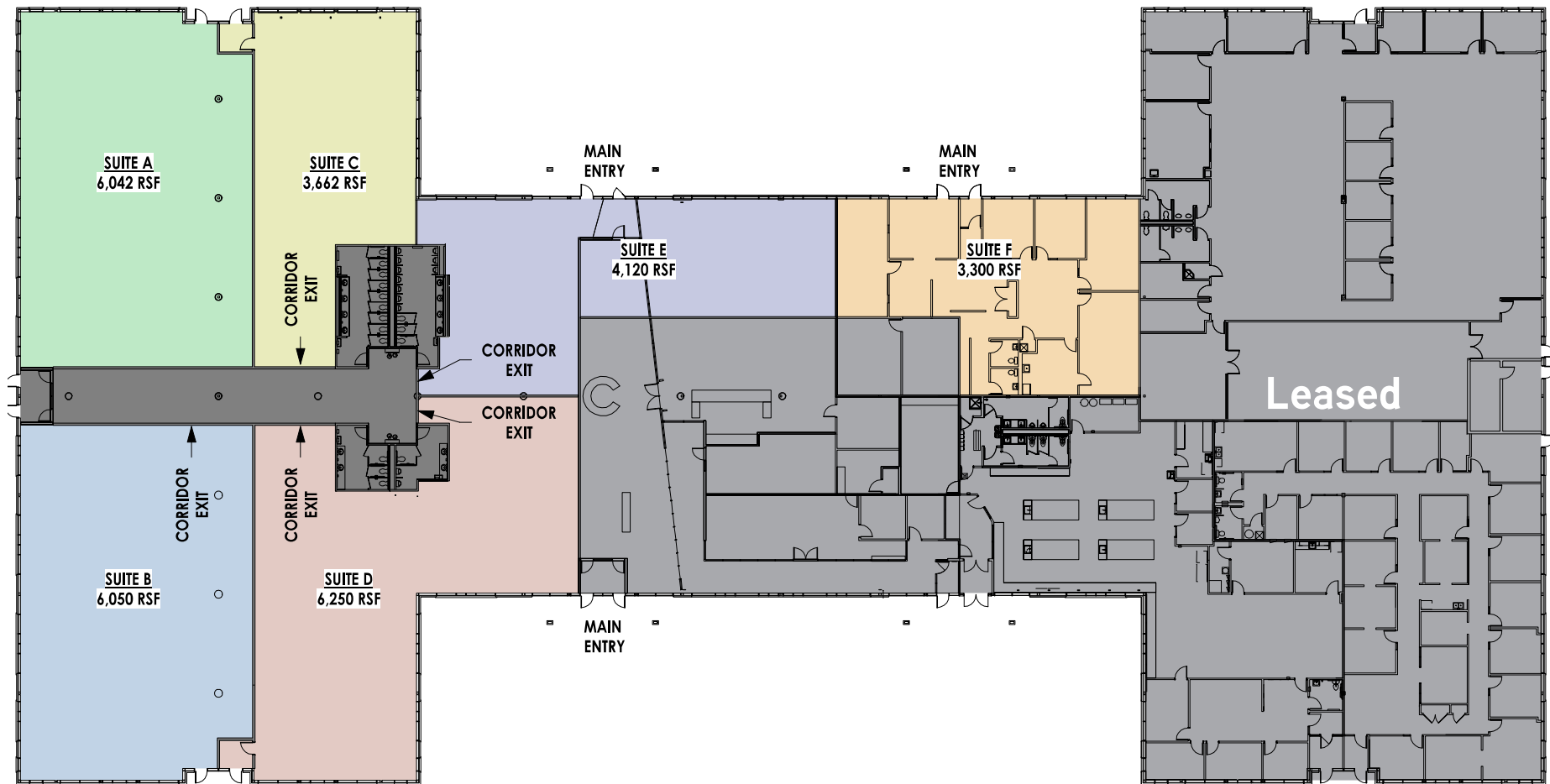
- 3,931 – 36,244 SF available for lease, divisible to suit
- 6.0 per 1,000 parking ratio
- Low Lake County taxes
- Prime location and high visibility along Waukegan Road, minutes from I-94
- Located in prestigious Amhurst Lake Business Park
- Waukegan Road signage opportunities available
- Convenient access to abundant restaurants and retail

# ITECH @ Amhurst



# ITECH @ Amhurst

\*Demising Plan



Tenant Space Sample

# ITECH @ Amhurst

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**North Shore Tech Center I**  
1501-1531 White Oak Dr. | Waukegan, IL

**North Shore Tech Center II**  
1580-1590 Lakeside Dr. | Waukegan, IL

**ITECH @ Amhurst**  
1507-1551 Waukegan Rd. | Waukegan, IL

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