

NORTH SHORE TECH CENTER

FLEX + OFFICE COMPLEX

FOR LEASE

1501 & 1529 S WHITE OAK DRIVE • WAUKEGAN, IL

FLEXIBILITY BUILT IN.

A versatile flex and office complex built for a wide range of users.

IDEAL FOR

● FLEX INDUSTRIAL

Flexible industrial and service-oriented operations.

● SPORTS + FITNESS

Sports training, gymnastics and related uses.

● SERVICE CENTERS

Service businesses requiring flexible layouts.

● GENERAL OFFICE

Professional office users seeking a campus setting.

● DAY CARE

Day care and child-focused operators, subject to approvals.

● AND MORE

Adaptable configurations for a variety of users.

THE DETAILS THAT MATTER.



PROFESSIONAL BUSINESS SETTING



FLEX + OFFICE CAMPUS



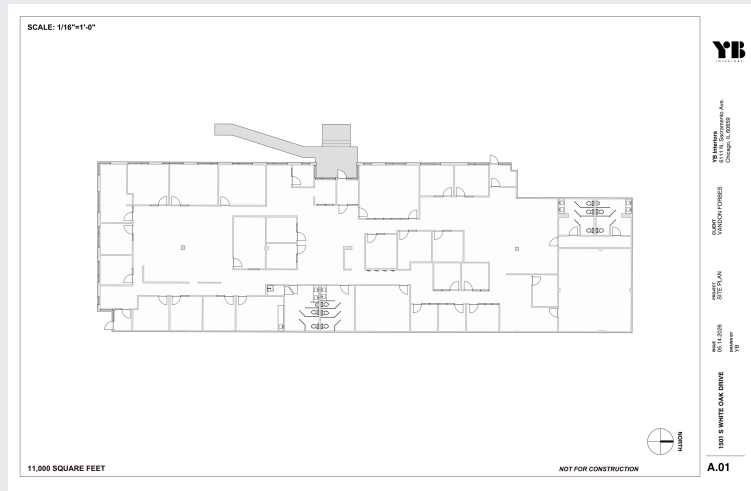
FINISHED OFFICE SPACE



ABUNDANT SURFACE PARKING

CURRENT AVAILABILITY

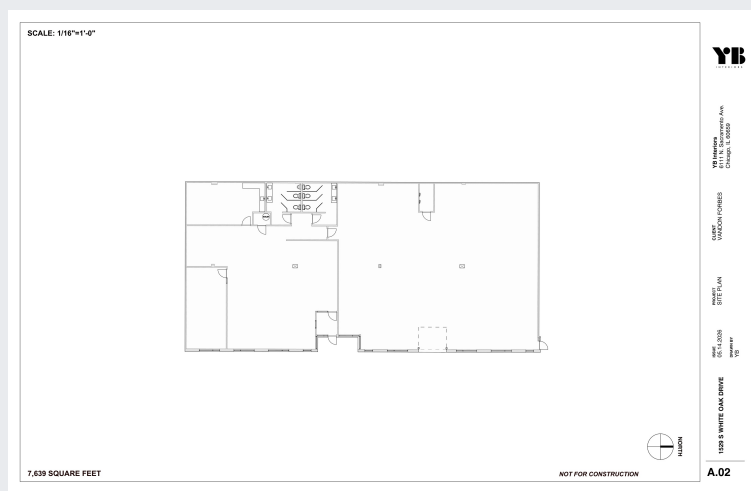
EXISTING FLOOR PLANS



1501 S WHITE OAK DRIVE

11,000 SF

DIVISIBLE Approx. 2,500-3,000 SF • 5,000 SF • 8,000 SF configurations available



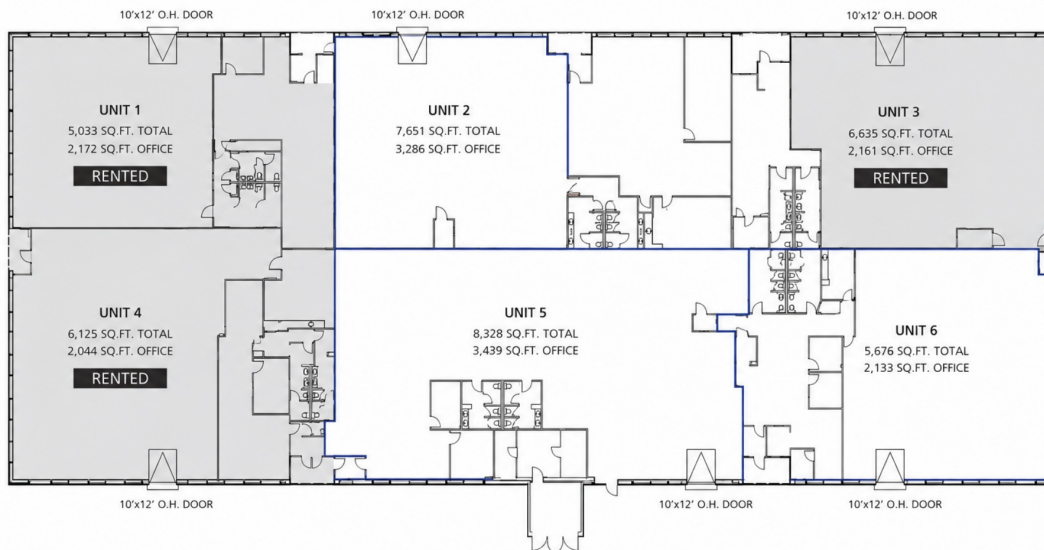
1529 S WHITE OAK DRIVE

7,300 SF

AVAILABLE AS ONE UNIT - NOT DIVISIBLE

1501 DIVISION CONCEPT

Prototype layout shown as an example of how smaller flex suites can be configured.



POTENTIAL DIVISION SIZES

2,500-3,000 SF • 5,000 SF • 8,000 SF

Conceptual subdivision only. Final configuration is subject to layout, code and landlord approval.

A DISTINCTIVE FLEX + OFFICE SETTING.



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