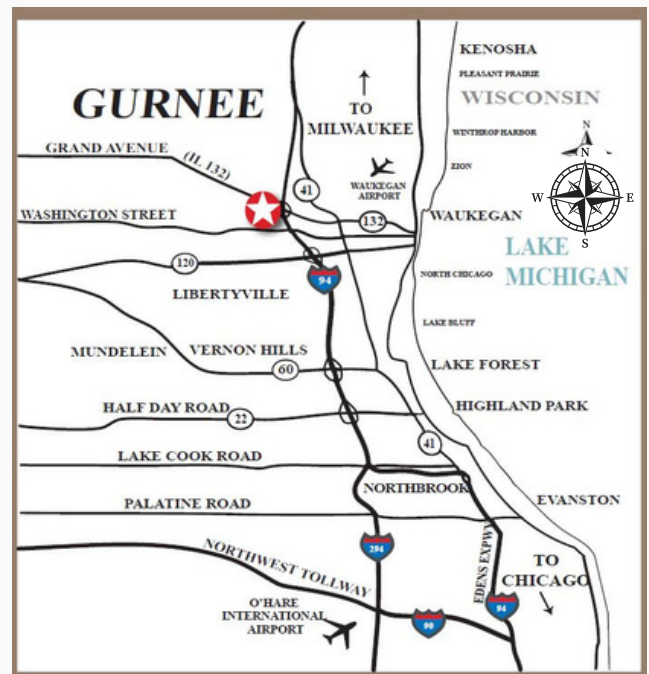


OFFICE

**OFFICE SPACE FOR LEASE - 8,921 SQ. FT.
1075 TRI STATE PARKWAY GURNEE, ILLINOIS**



- **Available:** 8,921 Sq. Ft.
- **Building Size:** 43,224 Sq. Ft.
- **Description:** Single Story Office Building
- **Parking:** 6 per 1,000 Sq. Ft.
- **Year Built:** 2001
- **Utilities:** Individually Metered
- **Tenant Improvements:** Existing suite, fully furnished
- **Lease Price:** \$12.00 per Sq. Ft. net
- **Real Estate Taxes:** \$2.91 Per Sq. Ft. (2023 Actual)
- **Operating Expenses:** \$2.00 per Sq. Ft. (2024 Budget)
- **Remarks:** Corner unit with private entrance and exterior sign opportunity. Great for call center space, corporate office or community/non-profit organizations. Furnishings included. 10 private offices, conference room, lunch/break room and fiber optics. Prime location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business State Park. 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 Prices subject to change and listing may be withdrawn without notice.



www.tristaterealty.com

CONTACT: Robert Elbrecht

847.360.1375 sales@tristaterealty.com

P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

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OFFICE

INTERIOR PHOTOS 1075 TRI STATE PARKWAY GURNEE, IL



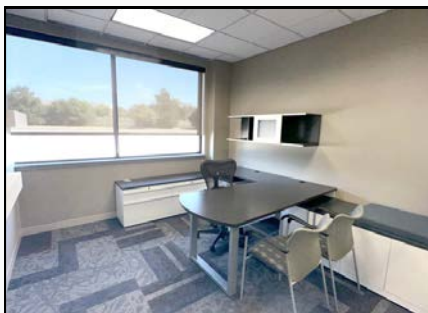
Reception East Entrance



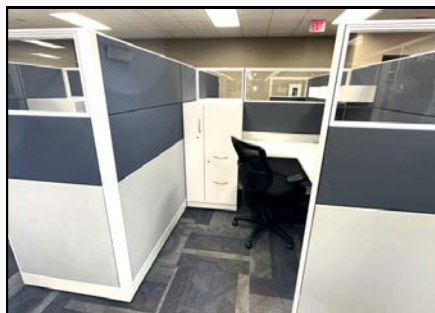
Conference Room



Office



Office



Workstation



Lunch/Break Room



South Entrance

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**Office Space For Lease - 8,921 Sq. Ft.
Grand Tri State Corporate Centre
1075 Tri State Parkway Gurnee, Illinois**

Available:	8,921 Sq. Ft.
Building Size:	43,224 Sq. Ft.
Year Built:	2001
Description:	Single Story
Parking:	6 per 1.000 Sq. Ft.
Utilities:	Individually Metered
Sprinkler System:	Yes
Real Estate Taxes:	\$2.91 per Sq. Ft. (2023 Actual)
Operating Expenses:	\$2.00 per Sq. Ft. (2024 Budget)
Lease Price:	\$12.00 per Sq. Ft. Net
Remarks:	Corner unit with private entrance and exterior sign opportunity. Great for call center space, corporate office or community/non-profit organizations. Furnishings included. 10 private offices, conference room, lunch/break room and fiber optics. Prime location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business State Park. Minutes to hotels, banks, PACE bus routes, day care and restaurants.

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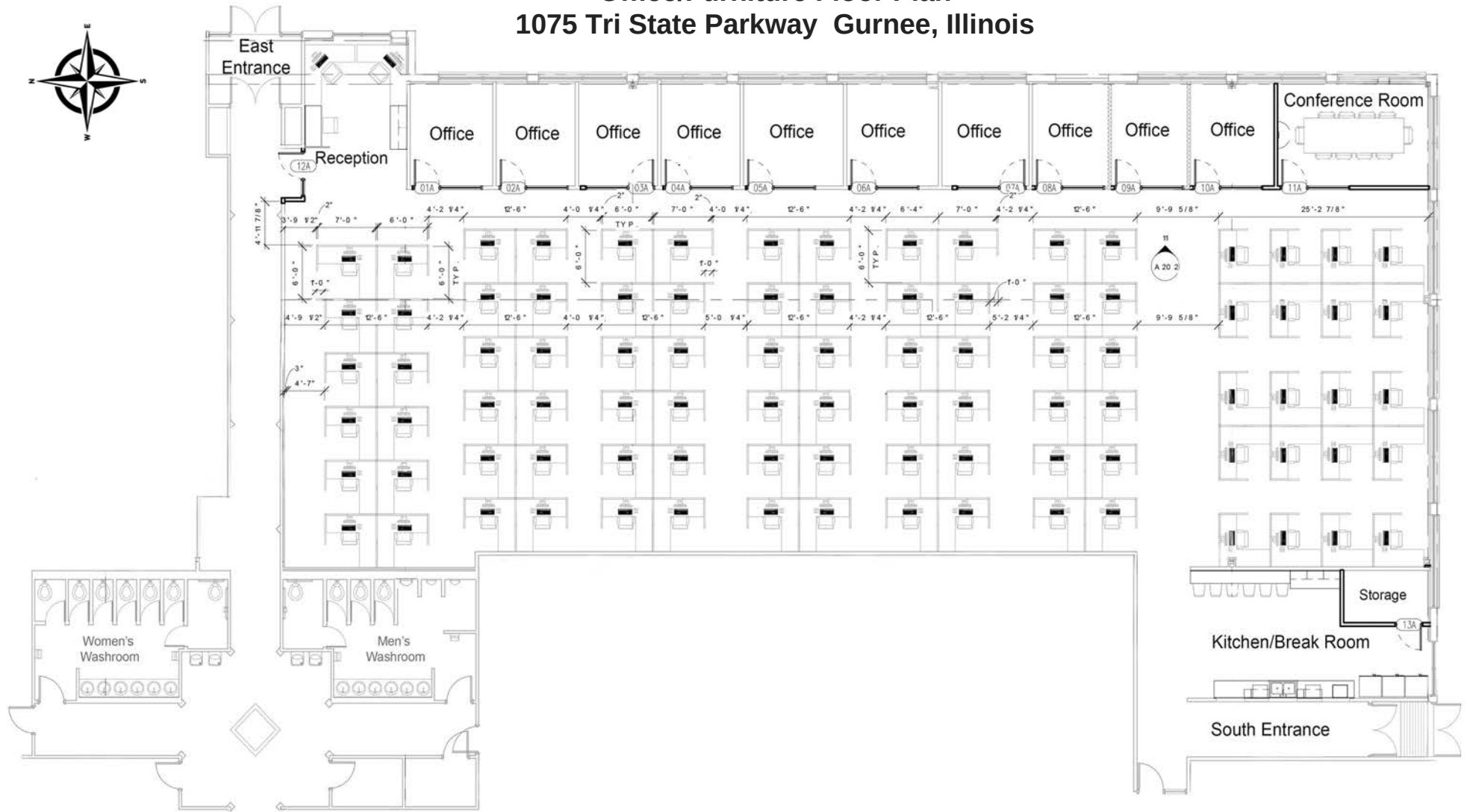
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Office/Furniture Floor Plan 1075 Tri State Parkway Gurnee, Illinois



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