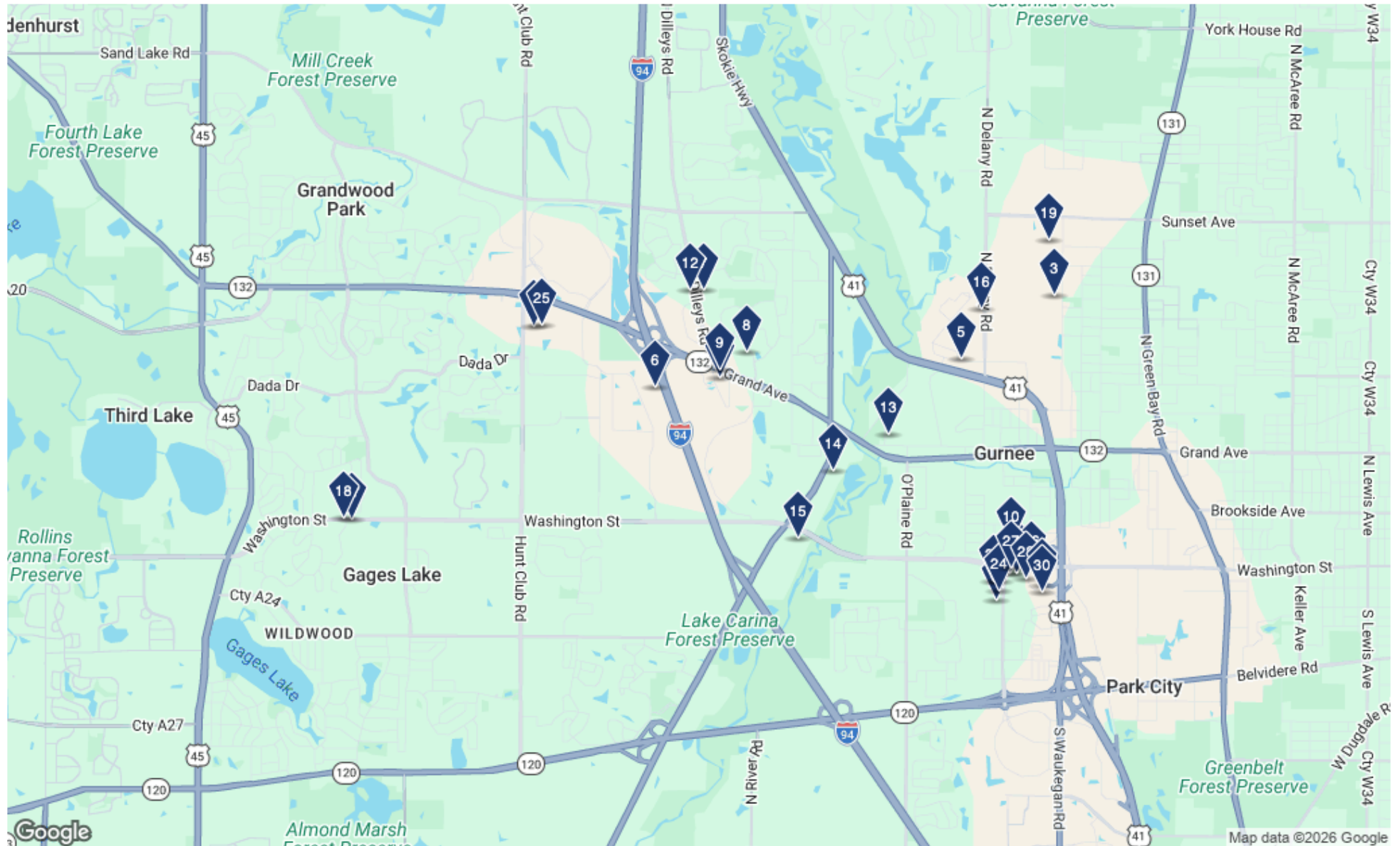




Gurnee Office - Lease Availability





1445 N Hunt Club Rd - Advocate

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	30,424 SF (83.5%)
Built	2002
Stories	3
Typical Floor	10,141 SF
Tenancy	Multiple
Available	1,305 - 5,036 SF
Max Contiguous	1,913 SF
Asking Rent	Withheld



Property Details

Land Area	1.74 AC (75,794 SF)	Zoning	C-2 PUD
Building FAR	0.40	Parcel	07-16-101-028
Owner Occupied	Yes		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Office/Medical	Direct	1,305	1,305	1,305	Withheld	Vacant	Negotiable

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

P 2	203	Office/Medical	Direct	1,913	1,913	1,913	Withheld	Vacant	5 - 10 Years
-----	-----	----------------	--------	-------	-------	-------	----------	--------	--------------

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

P 3	301	Office/Medical	Direct	1,818	1,818	1,818	Withheld	Vacant	Negotiable
-----	-----	----------------	--------	-------	-------	-------	----------	--------	------------

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

Transportation

Traffic Volume	21,650 on Hunt Club Rd (2026); 36,491 on Grand Avenue (2026); 36,491 on Grand Avenue (2026); 42,051 on Gurnee Mills Cir W (2026); 3,234 on Grand Ave (2026); 42,051 on Tri State Pkwy (2026); 13,490 on Westbrook Ln (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 19,436 on W Orchard Valley Dr (2026); 14,809 on Stearns School Rd (2026)		
Commuter Rail	Washington St (Grayslake)		13 min drive
	Prairie Crossing		15 min drive
Airport	Chicago O'Hare International		42 min drive





1445 N Hunt Club Rd - Advocate

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Advocate Condell Outpatient Center	1-3	23,007	203	Feb 2012	-
Foundation Health Partners	1	-	-	Jul 2026	-

Showing 2 of 2 Tenants

Property Notes

Hunt Club Medical Office is a premier medical office park at the intersection of Grand and Hunt Club Road in Gurnee, Illinois. This three-building park totals 60,893 square feet of state-of-the-art medical office space and is home to a balanced mix of healthcare specialties. 1425 & 1445 Hunt offer various move-in-ready medical/office suites equipped to support a variety of medical practices and professional users. The Gurnee Imaging Center is located within the park at 1435 Hunt Club Road and provides comprehensive medical diagnostic imaging services. Tenants enjoy ample surface parking, competitive lease packages, proximity to top-tier medical centers, and the reliability of dedicated on-site management and 24/7 maintenance services.

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. Advocate Condell Medical Center boasts the only Level 1 Trauma Center and dedicated pediatric emergency department in Lake County, making it a vital healthcare hub in the region as it provides quality care to residents in the north suburbs of Chicago. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

Hunt Club Medical Office provides a convenient and professional environment for healthcare providers. Owned and managed by Lillibridge, the leader in healthcare real estate, this building offers a seamless blend of convenience, efficiency, and excellence, ensuring your practice can thrive in an exceptional place of care.



3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	14,454 SF (11.3%)
Built	1990
Stories	1
Elevators	None
Typical Floor	13,717 SF
Tenancy	Multiple
Available	1,043 - 12,816 SF
Max Contiguous	12,816 SF
Asking Rent	Withheld
Parking Spaces	5.54/1,000 SF; 76 Surface Spaces



Property Details

Land Area	3.86 AC (168,142 SF)	Zoning	C-2
Building FAR	0.09	Parcel	07-24-300-022
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office/Medical	Direct	5,362	12,816	12,816	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	J	Office/Medical	Direct	3,239	12,816	12,816	Withheld	Vacant	Negotiable
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	G	Office/Medical	Direct	2,123	12,816	12,816	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	L	Office/Medical	Direct	1,049	12,816	12,816	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	F	Office/Medical	Direct	1,043	12,816	12,816	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966





3 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	5.54/1,000 SF; 76 Surface Spaces	
Traffic Volume	20,134 on Frontage Rd (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 10,577 on Oglesby Ave (2026); 31,720 on Frontage Rd (2026); 2,321 on Stoney Island Ave (2026); 3,057 on Cty A22 (2026); 36,304 on Skokie Highway (2026); 27,549 on Skokie Highway (2026); 755 on Ambrogio Dr (2026)	
Commuter Rail	Waukegan	9 min drive
	North Chicago	10 min drive
Airport	Chicago O'Hare International	40 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	30 - Somewhat friendly	

Property Notes

Gurnee Medical Center at 1-3 & 101-103 S Greenleaf Avenue offers Class A medical office space in the heart of Rancho Bernardo. This 13-building medical complex totals 166,651 square feet, providing a variety of suites ranging in square footage with a generous tenant improvement allowance and flexible terms. Monument and building signage opportunities are available with excellent exposure to Route 41's Washington Street exit. Ample parking can be found throughout the center for staff and patients, with surface lots just steps away from each building entrance. Numerous amenities, dining and shopping options surround the center, including Starbucks, ALDI, Walgreens, LA Fitness, Dunkin', Chipotle, Gurnee Mills, Golf Club at Heather Ridge, and more.

Situated in Gurnee, Gurnee Medical Center is located in a growing area with quick highway connectivity and strong local demographics. Gurnee is a large suburban village in Chicago's North Shore suburbs, located about forty miles from The Loop. Gurnee West Medical Center is incredibly accessible by the area's well-connected web of thoroughfares, including Route 41 and Interstate 94, positioned minutes away. Conveniently located within 15 minutes are two area hospitals, Vista Medical Center and Advocate Condell Medical Center. Well maintained, with incredible accessibility, Gurnee Medical Center is primed to offer ideal medical office space.



3850 Clearview Ct

Gurnee, Illinois 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA (% Leased)	61,702 SF (92.4%)
Built	1980
Tenancy	Multiple
Available	132 - 4,684 SF
Max Contiguous	840 SF
Asking Rent	\$35.00 SF/Year/NNN
Drive Ins	2 total
Docks	6 exterior
Levelers	None
Parking Spaces	0.75/1,000 SF; Covered Spaces Available; 57 Surface Spaces



Property Details

Land Area	2.76 AC (120,226 SF)	Cross Docks	None
Building FAR	0.51	Zoning	I-2
Crane	None	Parcel	07-13-103-003 (+2 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
J	Office	Direct	840	840	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
I	Office	Direct	837	837	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
G	Office	Direct	676	676	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
H	Office	Direct	676	676	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
F	Office	Direct	525	525	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
D	Office	Direct	374	374	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
E	Office	Direct	300	300	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
B	Office	Direct	192	192	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
A	Office	Direct	132	132	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									
C	Office	Direct	132	132	\$35.00 NNN	Vacant	1 - 5 Years	-	-
Holland Group Property Management: Gina Smith (859) 308-0918									



3850 Clearview Ct

Gurnee, Illinois 60031 (Lake County) - North Lake County Submarket



Warehouse

Previous Sale

Sale Date	12/29/2014	Sale Type	Owner User
Sale Price	\$775,000	Comp Status	Research Complete
Comp ID	3225424	Sale Conditions	REO Sale

Seller Broker: Millennium Properties R/E, Inc.: Greg Block (312) 725-9924, Daniel Hyman (312) 338-3003

Transportation

Parking Details	0.75/1,000 SF; Covered Spaces Available; 57 Surface Spaces		
Traffic Volume	4,804 on Clearview Ct (2026); 2,912 on Cty W27 (2026); 23,717 on N Barberry Ln (2026); 24,028 on N Barberry Ln (2026); 24,115 on St Paul Ave (2026); 24,491 on Porett Dr (2026); 4,175 on Cty W27 (2026); 3,942 on Sunset Ave (2026); 371 on Magnolia Ave (2026); 24,018 on St Paul Ave (2026)		
Commuter Rail	Waukegan		11 min drive
	North Chicago		13 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	0 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Industrial Handling Equipment Co., Inc.	1	13,500	9	Jul 2022	-
StarTrek Lighting	1	13,500	-	Apr 2021	-
De Vroomen Garden Products	1	-	26	Sep 2025	-

Showing 3 of 3 Tenants



5455 W Grand Ave - Spruce Park

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	7,424 SF (49.3%)
Built	1999
Stories	2
Elevators	None
Typical Floor	3,712 SF
Tenancy	Multiple
Available	956 - 3,768 SF
Max Contiguous	1,912 SF
Asking Rent	\$16.50 - 19.00 SF/Year
Parking Spaces	3.37/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.18 AC (7,841 SF)	Zoning	O-1
Building FAR	0.95	Parcel	07-15-300-054
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P GRND	301	Office	Direct	1,856	1,856	1,856	\$19.00 MG	Vacant	Negotiable

Re/Max Plaza: Benjamin Hickman (847) 651-5624

Your search ends here. Office space in very well maintained brick building with fantastic location. First floor with many windows, 6 private offices with waiting area/reception space, and a kitchenette. Lots of parking. Sewer and water included in rent. Tenant responsible for gas and electric. This is a great opportunity with very convenient location right off of the expressway. Across from Great Wolf Lodge and near Six Flags Great America. Floor plans in photos. Schedule a showing!

P GRND	302A	Office	Direct	956	1,912	1,912	\$16.50 N	Vacant	Negotiable
--------	------	--------	--------	-----	-------	-------	-----------	--------	------------

Re/Max Plaza: Benjamin Hickman (847) 651-5624

Unit 302A at 5455 Grand Ave is a 956-square-foot office suite located within a well-maintained brick office building in Gurnee, Illinois. The lower-level suite features three private workspaces, a reception/waiting area, and storage space, providing an efficient layout for a variety of professional office users. The property benefits from a highly visible location along Grand Avenue with convenient access to Interstate 94 and proximity to major area destinations including Great Wolf Lodge and Six Flags Great America. Sewer and water services are included in the rent, while tenants are responsible for gas and electric expenses. Ample on-site parking and immediate occupancy further enhance the suite's appeal.

P GRND	302B	Office	Direct	956	1,912	1,912	\$16.50 N	Vacant	Negotiable
--------	------	--------	--------	-----	-------	-------	-----------	--------	------------

Re/Max Plaza: Benjamin Hickman (847) 651-5624

Unit 302B at 5455 Grand Ave is a 956-square-foot office suite located within a professionally maintained brick office building in Gurnee, Illinois. The suite features an efficient office layout with 2 private workspaces, a reception/waiting area, and dedicated storage space, making it well suited for a variety of professional, administrative, and office users. Situated just east of Grand Avenue and Interstate 94, the property offers excellent regional accessibility and is located near major destinations including Great Wolf Lodge and Six Flags Great America. Immediate occupancy is available, and the building benefits from ample parking, central HVAC systems, and a convenient business park setting.



5455 W Grand Ave - Spruce Park

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	3.37/1,000 SF; 25 Surface Spaces	
Traffic Volume	24,041 on Spruce St (2026); 24,758 on Grand Avenue (2026); 1,447 on Grand Ave (2026); 1,782 on Yew Ct (2026); 25,610 on Grand Avenue (2026); 24,041 on Great American Pkwy (2026); 1,435 on Leslie Ln (2026); 24,041 on Elsie Ave (2026); 11,799 on Tri-State Tollway (2026)	
Commuter Rail	Waukegan	13 min drive
	Prairie Crossing	15 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Property Notes

The property located at 5455 W Grand Avenue & Spruce Street in Gurnee, Illinois represents a well-positioned retail opportunity at a signalized or high-visibility intersection along a primary commercial corridor. Grand Avenue (Route 132) serves as a key east-west thoroughfare in Lake County, supporting strong daily traffic volumes and connectivity to surrounding retail, residential, and industrial nodes.

The site benefits from proximity to national retailers, service-oriented businesses, and dense suburban housing, contributing to consistent consumer traffic and strong fundamentals for retail or service-oriented users. The intersection location enhances visibility, access, and signage potential, making the property suitable for a variety of uses including quick-service retail, automotive-related tenants, or neighborhood-serving concepts.

Additionally, the Gurnee submarket is anchored by regional draw destinations such as Gurnee Mills and Six Flags Great America, further strengthening the area's retail demand drivers and supporting long-term tenant viability.



4249 Grove Ave - Atrium

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	24,637 SF (84.8%)
Built	1998
Stories	1
Elevators	None
Typical Floor	23,927 SF
Tenancy	Multiple
Available	990 - 5,567 SF
Max Contiguous	1,825 SF
Asking Rent	\$12.00 SF/Year/MG



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	I-2 PUD
Building FAR	0.57	Parcel	07-14-204-006
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	4207-09	Office	Direct	1,825	1,825	1,825	\$12.00 MG	30 Days	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4203-05	Office	Direct	1,525	1,525	1,525	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4241-43	Office	Direct	1,227	1,227	1,227	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									
P 1	4223	Office	Direct	990	990	990	\$12.00 MG	Vacant	Negotiable
Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077									

Transportation

Traffic Volume	32,096 on Skokie Highway (2026); 22,658 on N Skokie Hwy (2026); 24,539 on Grove Ave (2026); 5,881 on Grandville Ave (2026); 24,491 on Porett Dr (2026); 30,598 on N Skokie Hwy (2026); 2,912 on Cty W27 (2026); 23,717 on N Barberry Ln (2026); 21,352 on Skokie Highway (2026); 27,549 on Skokie Highway (2026)	
Commuter Rail	Waukegan	11 min drive
	North Chicago	12 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	30 - Somewhat friendly	



4249 Grove Ave - Atrium

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Transportation First Care	1	1,227	-	Jul 2022	-
Edward Jones	1	835	10	Feb 2015	-
Kook Design Photography	1	800	-	Mar 2026	-
Nutrisense Inc	1	800	-	Mar 2026	-
Wiilcom Business Technology Solutions	1	750	-	Mar 2026	-

Showing 5 of 6 Tenants

Property Notes

Route 41 Visibility; Lush Landscaping; Atrium Setting.

Property Summary

RBA (% Leased)	43,224 SF (100%)
Built/Renovated	2001/2003
Stories	1
Elevators	None
Typical Floor	43,224 SF
Tenancy	Multiple
Available	8,921 SF
Max Contiguous	8,921 SF
Asking Rent	\$12.00 SF/Year/N
Parking Spaces	5.99/1,000 SF; 259 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.42 AC (192,535 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.22	Parcel	07-16-401-068
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	TBD	Office	Direct	8,921	8,921	8,921	\$12.00 N	30 Days	3 - 5 Years

Tri-State Realty, Inc.: Robert Elbrecht (847) 774-0330

Prime location within Grand Tri State Business Park at I-94 Tri State Tollway & Grand Ave (Route 132). Minutes to hotels, banks, credit unions, PACE bus, day care and restaurants. Previous use as call center; however the space easily adapts to corporate office, counseling office, educational uses, professional offices (attorneys, architects, engineers), some light medical uses or community/non-profit organizations.

Previous Sale

Sale Date	4/2/2024	Sale Type	Investment
Sale Price	\$6,000,000	Comp Status	Research Complete
Comp ID	6713886		

Transportation

Parking Details	5.99/1,000 SF; 259 Surface Spaces; Covered Spaces Available		
Traffic Volume	11,799 on Tri-State Tollway (2026); 2,495 on Lakeside Dr (2026); 100,515 on Grand Ave (2026); 7,837 on Grand Avenue (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026); 25,513 on Grand Avenue (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026)		
Commuter Rail	Prairie Crossing.		15 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		

Transportation (Continued)

Transit Friendly 10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Community Trust Credit Union	1	34,303	228	Mar 2026	-

Showing 1 of 1 Tenants



1741-1761 N Dilleys Rd - Bellewater Place

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	30,000 SF (90.6%)
Built	2020
Stories	2
Elevators	Yes
Typical Floor	13,750 SF
Tenancy	Multiple
Available	150 - 2,820 SF
Max Contiguous	1,690 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	10.47 AC (456,073 SF)	Zoning	O-1
Building FAR	0.07	Parcel	07-15-100-126 (+1 more)
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	206-207	Office	Direct	1,690	1,690	1,690	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	107	Office	Direct	880	880	880	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	Bellwa- ter Suites	Office	Direct	150 - 250	250	250	Withheld	Vacant	Negotiable

Marling Management, Inc.: Mike Marling (224) 629-6061

Mini Office Center. Bellewater Suites - 1 and 2 person offices with shared waiting, break and conference room. Utilities included. Sq. footage is approximate. /Estimated

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	8,356 on Nations Dr (2026); 1,782 on Yew Ct (2026); 8,130 on Stearns School Rd (2026); 25,610 on Grand Avenue (2026); 70,603 on Grand Ave (2026); 1,435 on Leslie Ln (2026); 25,513 on Grand Avenue (2026); 25,420 on Tri-State Tollway (2026); 24,041 on I- 94 (2026)
Commuter Rail	Washington St (Grayslake) 16 min drive Prairie Crossing 16 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly

Transportation (Continued)

Transit Friendly 10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Edward Jones	1	3,250	-	Apr 2026	-
Bellewater Office Suites	1	2,520	-	Mar 2026	-
TFW Surveying & Mapping, Inc.	1	2,100	-	Mar 2026	-
Bella Dental Studio	2	1,770	-	Mar 2026	-
Kopka Pinkus Dolin	2	1,770	-	Mar 2026	-

Showing 5 of 18 Tenants

Property Notes

Gurnee's newest office development, Bellewater Place, offers tailored suites enveloped by premier retail and entertainment destinations in reach of two major metros. The newly constructed building presents elegant common areas, eye catching architecture and brilliant finishes that underscore units in which businesses can fully design space to meet individual needs. Common conference facilities as well as first and second floor signage banners on the building are available for all tenants. Additionally, most first floor suites will feature common area as well as private exterior entrances to provide a level of exclusivity. Businesses can occupy suites ranging in size from 430 to 14,160 square feet, making the building perfect for small operations and organizations needing full floors. Located in an area boasting an average household income of \$106,449 within a mile of the property, Bellewater Place is directly across from Great Wolf Lodge Water Park, less than a mile to Six Flags Great America, and within a 6-minute drive of Gurnee Mills, a renowned retail destination that features recognizable brands and a host of factory outlets. Commuters will also find that they have direct access to I-94 and are equidistant to Milwaukee and Chicago, which are a 45-minute drive to the north and south, respectively. Bellewater Place at 1741 - 1761 Dilleys Road is an ideal destination for businesses in need of newly constructed and customizable offices at the heart of Gurnee.



5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	61,500 SF (38.2%)
Built	1995
Tenancy	Multiple
Available	3,000 - 38,000 SF
Max Contiguous	19,000 SF
Asking Rent	Withheld
Frontage	221' on Grand Avenue
Parking Spaces	5.04/1,000 SF; 310 Surface Spaces



Property Details

Land Area	4.92 AC (214,315 SF)	Zoning	C-1
Building FAR	0.29	Parcel	07-15-106-005

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	3,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

Vemuri LLC: Sudhir Vemuri (515) 779-7239

For Sale Summary

Asking Price	Withheld	Built	1995
Status	Active	On Market	817 Days
Sale Type	Investment	Last Update	July 29, 2026
Land	4.92 AC		

Vemuri LLC: Sudhir Vemuri (515) 779-7239

Previous Sale

Sale Date	8/31/2022	Sale Type	Investment
Sale Price	\$2,884,000	Comp Status	Research Complete
Comp ID	6136108	Sale Conditions	Auction Sale

Seller Broker: JLL: Michael Nieder (773) 524-8449, Clinton Mitchell (502) 386-9137

Transportation

Parking Details	5.04/1,000 SF; 310 Surface Spaces
Traffic Volume	1,435 on Leslie Ln (2026); 24,758 on Grand Avenue (2026); 1,447 on Grand Ave (2026); 24,041 on Spruce St (2026); 1,782 on Yew Ct (2026); 24,041 on Great American Pkwy (2026); 24,041 on Elsie Ave (2026); 396 on Alder Ct (2026); 25,610 on Grand Avenue (2026); 24,758 on Grand Avenue (2026)
Frontage	221' on Grand Avenue





5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Commuter Rail	Waukegan	13 min drive
	Prairie Crossing	15 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ryse Athletic Club	1	13,000	7	Jun 2022	-
JC Licht	1	6,000	10	Apr 2005	-
Ichiban Japanese Steakhouse	1	5,100	3	Apr 2005	-
Army National Guard Recruiting Center	1	2,472	1	Jan 2021	-
Royal Thai Restaurant	1	2,000	10	Jun 2018	-

Showing 5 of 7 Tenants

Property Notes

* 4/98 building sold to an undisclosed buyer

* The building has:

- 17 foot clear ceilings
- 1 overhead door with a bay size of 8' x 12'
- Gas heat



5465 Grand Ave - Spruce Park

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	11,320 SF (100%)
Built	1997
Stories	1
Typical Floor	11,320 SF
Tenancy	Multiple
Available	2,200 SF
Max Contiguous	2,200 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.06 AC (133,294 SF)	Zoning	O-1
Building FAR	0.08	Parcel	07-15-300-053
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	104	Office	Direct	2,200	2,200	2,200	Withheld	30 Days	Negotiable

Marling Management, Inc.: Mike Marling (224) 629-6061

Great location off of busy Grand Ave with fantastic visibility and exposure (second unit in from Grand Ave). Flexible delivery date.

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	24,041 on Spruce St (2026); 24,758 on Grand Avenue (2026); 1,782 on Yew Ct (2026); 1,447 on Grand Ave (2026); 25,610 on Grand Avenue (2026); 1,435 on Leslie Ln (2026); 24,041 on Great American Pkwy (2026); 24,041 on Elsie Ave (2026); 11,799 on Tri-State Tollway (2026)	
Commuter Rail	Waukegan	13 min drive
	Prairie Crossing	15 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lake County, IL CVB	1	1,000	7	Aug 2010	-
Goshgarian Orthodontics	1	900	6	Jul 2016	-
Geraci Law	1	800	3	Oct 2011	-





5465 Grand Ave - Spruce Park

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bradley Counseling Center	1	400	17	Mar 2009	-
G Allendale Association	1	-	4	Aug 2020	-

Showing 5 of 6 Tenants



135 N Greenleaf Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	17,920 SF (94.4%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	11,500 SF
Tenancy	Multiple
Available	100 - 1,000 SF
Max Contiguous	700 SF
Asking Rent	Withheld
Parking Spaces	2.61/1,000 SF; 60 Surface Spaces



Property Details

Land Area	2.17 AC (94,525 SF)	Zoning	O-1
Building FAR	0.19	Parcel	07-24-300-008
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	120-1	Office	Direct	200	200	200	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Single Room Suite in mini office center with low monthly rents including utilities									
P 1	120-2	Office/Medical	Direct	100	100	100	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Single Room Suite in mini office center with common waiting, bathrooms and facilities. Only \$475/month including utilities.									
P 2	209	Office	Direct	700	700	700	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	2.61/1,000 SF; 60 Surface Spaces	
Traffic Volume	2,227 on Washington St (2026); 2,321 on Stoney Island Ave (2026); 10,814 on Cty A22 (2026); 20,134 on Frontage Rd (2026); 1,336 on N Delany Rd (2026); 10,577 on Oglesby Ave (2026); 755 on Ambrogio Dr (2026); 31,720 on Frontage Rd (2026); 1,649 on Cty A22 (2026); 43,406 on Cty A22 (2026)	
Commuter Rail	Waukegan	10 min drive
	North Chicago	11 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



135 N Greenleaf Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Xavier W. Parreno, MD	1	2,750	-	Mar 2017	-
Tabularasa Integrative Health, Inc	2	2,128	-	Feb 2026	-
Back-2-Health Inc	1	1,800	1	Mar 2015	-
Midwest Periodontics and Implantology, PC	2	1,500	5	May 2014	-
Marling Management, Inc.	1	1,000	3	Apr 2005	-

Showing 5 of 17 Tenants

Property Notes

- * Ideal for medical or professional office use
- * Ample parking available
- * Easy access to Route 41 and I-94



310 S Greenleaf Ave - Bldg II

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	22,416 SF (74.6%)
Built	1997
Stories	1
Typical Floor	22,936 SF
Tenancy	Multiple
Available	1,700 - 5,700 SF
Max Contiguous	5,700 SF
Asking Rent	Withheld
Parking Spaces	4.53/1,000 SF; Covered Tandem Spaces Available; 104 Surface Spaces; Reserved Spaces Available; Surface Tandem Spaces Available; Covered Spaces Available



Property Details

Land Area	1.97 AC (85,813 SF)	Zoning	Park City
Building FAR	0.26	Parcel	07-25-122-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	209	Office	Direct	1,700 - 5,700	5,700	5,700	Withheld	Vacant	Negotiable

CapRock Real Estate: Brian Goldman (312) 399-4563, Tom Eilers (847) 910-2017

For Sale Summary

Asking Price	\$2,945,000 (\$131.38/SF)	Land	1.97 AC
Status	Active	Built	1997
Cap Rate	8.0%	On Market	352 Days
Sale Type	Investment	Last Update	April 24, 2026
RBA (% Leased)	22,416 SF (74.6%)		

eXp Commercial: Adam Levy (312) 498-3598

Previous Sale

Sale Date	9/15/2015	Sale Type	Investment
Sale Price	\$4,800,000	Comp Status	Research Complete
Comp ID	3402738	Actual Cap Rate	7.9%

Buyer Broker: Marcus & Millichap: David Tarnoff (847) 212-4589

Seller Broker: Marcus & Millichap: David Tarnoff (847) 212-4589





310 S Greenleaf Ave - Bldg II

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	4.53/1,000 SF; Covered Tandem Spaces Available; 104 Surface Spaces; Reserved Spaces Available; Surface Tandem Spaces Available; Covered Spaces Available	
Traffic Volume	10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 20,134 on Frontage Rd (2026); 30,663 on N 1st St (2026); 42,889 on Sutherland Dr (2026); 3,057 on Cty A22 (2026); 47,117 on Old Skokie Hwy (2026); 31,720 on Frontage Rd (2026); 2,321 on Stoney Island Ave (2026)	
Commuter Rail	Waukegan	10 min drive
	North Chicago	12 min drive
Airport	Chicago O'Hare International	40 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eye Care Ctr Of Lake County	1	5,600	20	Nov 2014	-
Delany Dental	1	4,592	11	Nov 2014	-
Rose Chiropractic and Wellness	1	2,349	-	Mar 2025	-
Lake County Treatment Center	1	1,000	-	Mar 2019	-
NorthShore MedSpa Aesthetics	1	850	-	Mar 2026	-

Showing 5 of 6 Tenants



1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	45,000 SF (74.3%)
Built	2000
Stories	2
Elevators	None
Typical Floor	22,500 SF
Tenancy	Multiple
Available	150 - 11,560 SF
Max Contiguous	5,025 SF
Asking Rent	Withheld
Parking Spaces	6.67/1,000 SF; 300 Surface Spaces



Property Details

Land Area	6.05 AC (263,538 SF)	Zoning	O-2 PUD
Building FAR	0.17	Parcel	07-15-111-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	114	Office	Direct	3,475	5,025	5,025	Withheld	Vacant	Negotiable

Marling Management, Inc.: Mike Marling (224) 629-6061

Great first floor end cap space with lots of windows. Private entrance and entrances from beautiful common areas of the building. Available early 2026. Can be combined with neighboring unit to make up to a 5,025sf space.

P 1	110	Office/Medical	Direct	2,075	3,875	3,875	Withheld	Vacant	Negotiable
-----	-----	----------------	--------	-------	-------	-------	----------	--------	------------

Marling Management, Inc.: Mike Marling (224) 629-6061

P 1	1790-108	Office/Medical	Direct	1,800	3,875	3,875	Withheld	Vacant	Negotiable
-----	----------	----------------	--------	-------	-------	-------	----------	--------	------------

Marling Management, Inc.: Mike Marling (224) 629-6061

P 1	112	Office	Direct	1,550	5,025	5,025	Withheld	Vacant	Negotiable
-----	-----	--------	--------	-------	-------	-------	----------	--------	------------

Marling Management, Inc.: Mike Marling (224) 629-6061

P 1	116 Hawkston Suites	Office/Medical	Direct	150 - 275	275	275	Withheld	Vacant	Negotiable
-----	------------------------	----------------	--------	-----------	-----	-----	----------	--------	------------

Marling Management, Inc.: Mike Marling (224) 629-6061

Hawkston Suites II under construction and now leasing for late summer occupancy. Mini office center with common conference room, break areas, waiting areas. Individual 1 to 2 person suites with affordable monthly rents including utilities. Several suites with sink and cabinetry ideal for skincare professionals or other similar uses needing plumbed units. Also great for small general office space to get your business out of the house and not break the bank.

P 2	204	Office	Direct	1,245	1,245	1,245	Withheld	Vacant	Negotiable
-----	-----	--------	--------	-------	-------	-------	----------	--------	------------

Marling Management, Inc.: Mike Marling (224) 629-6061

P 2	1800-206	Office	Direct	1,140	1,140	1,140	Withheld	Vacant	Negotiable
-----	----------	--------	--------	-------	-------	-------	----------	--------	------------

Marling Management, Inc.: Mike Marling (224) 629-6061

Corner unit with lots of windows, storage area, 3 large spacious offices, waiting and open area.





1800 Nations Dr - Hawkston Hall Office Centre

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	6.67/1,000 SF; 300 Surface Spaces	
Traffic Volume	8,356 on Nations Dr (2026); 70,603 on Grand Ave (2026); 8,130 on Stearns School Rd (2026); 25,420 on Tri-State Tollway (2026); 1,782 on Yew Ct (2026); 7,837 on Grand Avenue (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026); 1,066 on Tri-State Tollway (2026)	
Commuter Rail	Washington St (Grayslake)	16 min drive
	Prairie Crossing	17 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hawkston Suites	1	6,455	-	Mar 2026	-
Prema Center	2	1,700	16	Jun 2018	-
Thrivent Financial	2	1,700	4	Nov 2014	-
Great Lakes Psychology Group	2	1,510	-	Mar 2026	-
Complete Clinics	1	1,500	10	Aug 2010	-

Showing 5 of 30 Tenants

Property Notes

Preleasing



4606 Old Grand Ave - Depke Building

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	11,622 SF (94.7%)
Built	1929
Stories	2
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	225 - 620 SF
Max Contiguous	395 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	C-2
Building FAR	0.95	Parcel	07-14-300-036
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A6	Office	Direct	395	395	395	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	A2	Office	Direct	225	225	225	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	21,653 on Anderson Ln (2026); 22,999 on Grand Avenue (2026); 8,254 on Old Grand Ave (2026); 23,803 on Grand Avenue (2026); 21,448 on Kilbourne Rd (2026); 8,254 on State Hwy132 (2026); 23,926 on Grand Avenue (2026); 5,295 on Emerald Ave (2026); 8,567 on Grand Ave (2026); 10,429 on Depot Rd (2026)	
Commuter Rail	Waukegan	12 min drive
	North Chicago	13 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	70 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Techsystems	1	3,750	10	Jul 2001	-
All Three Fitness & Martial Arts	1	3,000	20	Mar 2016	-





Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Aid For Women Northern LK County	1	1,800	3	Jul 2016	-
Country Financial	1	1,000	-	Apr 2026	-
Grafos Barbershop	1	-	-	Apr 2026	-

Showing 5 of 6 Tenants

Property Notes

Two story office building with apartments on the top.



501 N Riverside Dr - Windsor Court Off Ctr I

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	22,000 SF (100%)
Built	1996
Stories	2
Elevators	1 passenger
Typical Floor	12,000 SF
Tenancy	Multiple
Available	150 - 3,305 SF
Max Contiguous	1,100 SF
Asking Rent	Withheld
Parking Spaces	0.91/1,000 SF; Covered Spaces Available; 20 Surface Spaces



Property Details

Land Area	1.44 AC (62,726 SF)	Owner Occupied	No
Building FAR	0.35	Zoning	C-2
Core Factor	8%	Parcel	07-22-203-003

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	114	Office	Sublet	1,100	1,100	1,100	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	win 1 -217	Office	Sublet	755	755	755	Withheld	30 Days	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	105-7	Office/Medical	Sublet	150	150	150	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
Small single office in mini office center with common waiting, break area, conference room. Sink and cabinetry in suite makes this space great for skincare/medical or other similar use or also great for small general 1 person office.									
P 2	501-215	Office	Sublet	800	800	800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	207	Office	Sublet	500	500	500	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	0.91/1,000 SF; Covered Spaces Available; 20 Surface Spaces								
Traffic Volume	14,150 on North Milwaukee Avenue (2026); 15,668 on Milwaukee Ave (2026); 6,978 on South Rd (2026); 14,173 on North Riverside Drive (2026); 8,567 on Grand Ave (2026); 22,999 on Grand Avenue (2026); 23,926 on Grand Avenue (2026); 21,448 on Kilbourne Rd (2026); 14,983 on Grand Ave (2026); 24,162 on Grand Avenue (2026)								
Commuter Rail	Waukegan								13 min drive
	North Chicago								13 min drive
Airport	Chicago O'Hare International								41 min drive





501 N Riverside Dr - Windsor Court Off Ctr I

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anatoly Arber, M.D.	2	1,500	-	Jun 2018	-
Chicago Title Insurance Company	1	1,500	4	Jun 2018	-
Gretchen Neddenriep, LLC	2	1,500	2	Sep 2017	-
Stewart Title	2	1,500	10	Jul 2016	-
Hood Law, P.C.	2	1,255	-	Mar 2026	-

Showing 5 of 20 Tenants

Property Notes

The building's features include tenant HVAC, proximity to public transportation, and handicap accessibility.



Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	113,170 SF (97.3%)
Built	1990
Tenancy	Multiple
Available	200 - 5,100 SF
Max Contiguous	2,800 SF
Asking Rent	Withheld
Frontage	280' on Milwaukee Ave
Frontage	287' on Washington St
Parking Spaces	3.50/1,000 SF; 381 Surface Spaces



Property Details

Land Area	6.57 AC (286,102 SF)	Zoning	C-2
Building FAR	0.40	Parcel	07-22-400-026 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	24	Office/Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 1	Sarato-ga Suites	Office	Direct	200 - 300	300	300	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	2j	Office	Direct	1,500	2,800	2,800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									
P 2	2l	Office	Direct	1,300	2,800	2,800	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (224) 629-6061									

Transportation

Parking Details	3.50/1,000 SF; 381 Surface Spaces
Traffic Volume	21,246 on Cty W20 (2026); 16,715 on Washington Street (2026); 12,669 on Woodlake Blvd (2026); 13,416 on North Milwaukee Avenue (2026); 13,205 on Milwaukee Avenue (2026); 775 on Milwaukee Ave (2026); 13,167 on Milwaukee Avenue (2026); 20,731 on Springhaven Dr (2026); 17,352 on I- 94 (2026)
Frontage	280' on Milwaukee Ave; 287' on Washington St
Commuter Rail	Libertyville 10 min drive Waukegan 13 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	70 - Moderately friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly



5101 Washington St - Saratoga Square

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AccuVISION	1	5,000	6	Jun 2019	-
East Meets West Therapeutics	1	3,775	2	Jul 2024	-
Chicago Title Insurance Company	Unkwn	3,500	-	Sep 2022	-
WG Technologies	1	3,425	22	Jan 2022	-
ALC MedSpa	1	2,500	6	May 2018	-

Showing 5 of 29 Tenants

Property Notes

- * High traffic location
- * Upscale specialty shops and professional offices/services



1680 N Delany Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	5,547 SF (0.0%)
Built	1993
Stories	1
Typical Floor	5,547 SF
Tenancy	Single
Available	5,547 SF
Max Contiguous	5,547 SF
Asking Rent	\$14.25 SF/Year/NNN
Parking Spaces	3.79/1,000 SF; 21 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	I-2
Building FAR	0.13	Parcel	07-14-200-026
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office/Retail	Direct	5,547	5,547	5,547	\$14.25 NNN	Vacant	Negotiable

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

21 Parking Spaces

Lighted Monument Signage on Delany Rd.

For Sale Summary

Asking Price	\$967,000 (\$174.33/SF)	Land	1.00 AC
Status	Active	Built	1993
Sale Type	Investment or Owner User	On Market	448 Days
RBA	5,547 SF (0.0%)	Last Update	August 7, 2026

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

Transportation

Parking Details	3.79/1,000 SF; 21 Surface Spaces		
Traffic Volume	24,491 on Porett Dr (2026); 23,717 on N Barberry Ln (2026); 2,912 on Cty W27 (2026); 24,028 on N Barberry Ln (2026); 4,175 on Cty W27 (2026); 24,115 on St Paul Ave (2026); 24,018 on St Paul Ave (2026); 24,539 on Grove Ave (2026); 32,096 on Skokie Highway (2026); 22,658 on N Skokie Hwy (2026)		
Commuter Rail	Waukegan		11 min drive
	North Chicago		12 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	70 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		



1680 N Delany Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Friendly

30 - Somewhat friendly

Property Notes

Excellent identity with exposure right off Delany Road in Gurnee. Great for professional groups, medical/dental users, research and development, education institute, PR firms and other businesses.



34491 N Old Walnut Cir - Delaware Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	10,000 SF (70.0%)
Built	1998
Tenancy	Multiple
Available	1,500 - 3,000 SF
Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/Year/NNN
Frontage	99' on Old Walnut
Parking Spaces	6.00/1,000 SF; 60 Surface Spaces



Property Details

Land Area	1.41 AC (61,420 SF)	Zoning	Unincorporated Lake Count
Building FAR	0.16	Parcel	07-19-401-280

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	F & G	Office	Direct	1,500	1,500	1,500	\$15.00 NNN	Vacant	Negotiable

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201

This property offers an exceptional opportunity to establish or expand your business in a 1,500-square-foot retail unit located within Delaware Commons, a well-positioned neighborhood retail center serving the surrounding residential communities. The highly visible space is currently configured as a dental office and features an efficient layout that can be easily modified to accommodate a wide range of professional, medical, retail, or service-oriented uses.

Please do not disturb the owner of this building. The broker has the listing off market.

Situated in a high-traffic commercial corridor, the property benefits from excellent exposure with traffic counts exceeding 23,300 vehicles per day, ensuring strong visibility and continuous customer activity. The center's convenient access and prominent positioning make it an ideal location for businesses seeking both visibility and accessibility. The existing configuration provides a solid foundation for medical or dental practices, professional offices, or service-based businesses, while still offering flexibility for customization based on specific needs.

With approximately 1,500 square feet of adaptable interior space, the property allows tenants or owners to design an efficient workspace that supports productivity and customer engagement. Located within unincorporated Lake County, the property serves a well-established and growing residential population. Its proximity to Warren Township School District and nearby amenities enhances its appeal for businesses looking to serve the local community.

Previous Sale

Sale Date	7/27/2021	Sale Type	Investment
Sale Price	\$1,640,000	Comp Status	Research Complete
Comp ID	5712778	Actual Cap Rate	8.8%

Buyer Broker: SRS Real Estate Partners: Sean Lutz (312) 437-8598

Seller Broker: Marcus & Millichap: Sean Sharko (630) 347-9050, Austin Weisenbeck (312) 502-7733, Steven Weinstock (248) 245-8686

Seller Broker: SRS National Net Lease: Matthew Mousavi (714) 404-8849, Patrick Luther (480) 221-4221





34491 N Old Walnut Cir - Delaware Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Transportation

Parking Details	6.00/1,000 SF; 60 Surface Spaces		
Traffic Volume	20,006 on Old Walnut Cir (2026); 21,726 on Almond Rd (2026); 6,885 on Cascade Way (2026); 6,821 on Julie Ln (2026); 740 on Almond Rd (2026); 5,223 on Julie Ln (2026); 20,006 on Cty A22 (2026); 19,266 on US 45 (2026); 19,552 on US 45 (2026); 19,266 on US 45 (2026)		
Frontage	99' on Old Walnut		
Commuter Rail	Washington St (Grayslake)		8 min drive
	Prairie Crossing		10 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Moshi's Tobacco	1	2,500	-	Jan 2023	-
Gurnee Dental Care	1	1,500	5	Jul 2016	-
Leo's Chicago Grill	1	1,500	-	Dec 2018	Dec 2028
Liberty Cleaners	1	1,500	3	Oct 2009	-
Eye Level Education	1	1,000	-	Oct 2013	-

Showing 5 of 7 Tenants



34498 N Old Walnut Cir

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	6,000 SF (75.0%)
Built	2004
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/Year/N
Frontage	190' on Washington St.
Parking Spaces	3.33/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	L-C
Building FAR	0.16	Parcel	07-19-401-422

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C-D	Office/Medical	Direct	1,500	1,500	1,500	\$15.00 N	Vacant	Negotiable

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201

Exceptional opportunity to establish or expand your business in this 1,500 SF commercial unit. The space is currently built out with four private offices, an open front work area, and a large reception/entrance area. Features open ceilings with an industrial-style finish, creating a modern and professional atmosphere. Located in unincorporated Lake County. Unit C-D situated within a well-positioned neighborhood retail center serving surrounding residential communities and offers excellent visibility along a high-traffic commercial corridor with traffic counts exceeding 23,000 vehicles per day. Currently configured as a dental office, the space features four private offices, open front work area, large reception/entrance area, and open ceilings with industrial-style finishes creating a modern professional atmosphere. The efficient layout can be easily modified to accommodate a variety of professional, medical, retail, or service-oriented uses. Convenient access, strong exposure, and prominent positioning make this an ideal location for businesses seeking visibility and accessibility. Located near established residential neighborhoods, local businesses, and in close proximity to the Warren Township School District, providing additional traffic and customer base. Excellent opportunity for owner-users or tenants seeking versatile space in a thriving commercial corridor. Available NOW!

Previous Sale

Sale Date	4/3/2026	Sale Type	Investment
Sale Price	\$1,010,000	Comp Status	Research Complete
Comp ID	7589728	Actual Cap Rate	9.0%

Buyer Broker: Greenstone Partners: Christopher Malay (708) 285-0495

Seller Broker: Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201

Transportation

Parking Details	3.33/1,000 SF; 20 Surface Spaces
Traffic Volume	20,006 on Old Walnut Cir (2026); 6,885 on Cascade Way (2026); 21,726 on Almond Rd (2026); 6,821 on Julie Ln (2026); 740 on Almond Rd (2026); 20,006 on Cty A22 (2026); 5,223 on Julie Ln (2026); 19,266 on US 45 (2026); 19,552 on US 45 (2026); 19,266 on US 45 (2026)
Frontage	190' on Washington St.





34498 N Old Walnut Cir

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Commuter Rail	Washington St (Grayslake)	8 min drive
	Prairie Crossing	10 min drive
Airport	Chicago O'Hare International	44 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ce Wurzer Buildings	1	1,200	-	Nov 2015	-
Allstate	1	1,142	6	Apr 2015	-
C&E Wurzer Construction	1	-	2	Oct 2018	-
Callan's Financial Svc	1	-	4	Jul 2016	-

Showing 4 of 4 Tenants



2075-3833 Swanson Ct

Gurnee, Illinois 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA (% Leased)	41,550 SF (100%)
Built	1977
Tenancy	Single
Available	2,200 SF
Max Contiguous	2,200 SF
Asking Rent	\$12.50 SF/Year/FS
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	0.69/1,000 SF; 29 Surface Spaces



Property Details

Land Area	2.21 AC (96,268 SF)	Sprinklers	Wet
Building FAR	0.43	Zoning	I-2
Crane	None	Parcel	07-12-302-001

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
3833	Office	Direct	2,200	2,200	\$12.50 FS	30 Days	3 - 7 Years	-	-

Apex Commercial Realty LLC: Andrew Prunty (847) 650-8299

This attractive office space includes 1 private office, 1 conference room (could be used as another private office), a large open work area, 2 washrooms, and a kitchen/break room. The space has its own dedicated entrance and there is ample parking. Interior lights are in the process of being converted to LED which will offer a bright work area. While the space is part of an industrial building, the available space does not include any warehouse space. All utilities are included in the rent. Ideal uses include insurance office, staffing agency, architect, or anyone else looking for affordable and attractive office space.

Previous Sale

Sale Date	12/16/2015	Sale Type	Owner User
Sale Price	\$1,475,000	Comp Status	Research Complete
Comp ID	3507828	Sale Conditions	Purchase By Tenant

Buyer Broker: NAI Hiffman: Brad Weiner (630) 956-3650, Sam Badger (847) 310-2099, Whit Heitman (847) 624-4947

Seller Broker: DarwinPW Realty: Dan Prendergast (708) 362-0162, Brendan Sheahan (414) 690-1301

Transportation

Parking Details	0.69/1,000 SF; 29 Surface Spaces		
Traffic Volume	3,942 on Sunset Ave (2026); 4,804 on Clearview Ct (2026); 1,510 on Ryan Rd W (2026); 14,055 on Cty W27 (2026); 24,018 on St Paul Ave (2026); 25,328 on Sunset Ave (2026); 2,240 on Ryan Rd (2026); 24,115 on St Paul Ave (2026); 24,028 on N Barberry Ln (2026); 15,984 on Tannahill Dr (2026)		
Commuter Rail	Waukegan		13 min drive
	North Chicago		15 min drive
Airport	Chicago O'Hare International		46 min drive
Pedestrian Friendly	40 - Fairly friendly		





2075-3833 Swanson Ct

Gurnee, Illinois 60031 (Lake County) - North Lake County Submarket



Warehouse

Transportation (Continued)

Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Plast-ex International	1	41,550	7	Oct 2014	-

Showing 1 of 1 Tenants

Property Notes

* Ideal for trucking/distribution companies



101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (90.2%)
Built	1988
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,173 SF
Max Contiguous	1,173 SF
Asking Rent	Withheld
Parking Spaces	5.33/1,000 SF; 64 Surface Spaces



Property Details

Land Area	1.30 AC (56,650 SF)	Zoning	C-2
Building FAR	0.21	Parcel	07-24-300-021
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	B	Office/Medical	Direct	1,173	1,173	1,173	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Office/Medical space available for lease within the Gurnee West Medical Center. Flexible terms for tenants.

Previous Sale

Sale Date	1/28/2022	Sale Type	Investment
Sale Price	\$14,300,000	Comp Status	Research Complete
Comp ID	5887703	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	5.33/1,000 SF; 64 Surface Spaces		
Traffic Volume	10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 20,134 on Frontage Rd (2026); 31,720 on Frontage Rd (2026); 2,321 on Stoney Island Ave (2026); 3,057 on Cty A22 (2026); 36,304 on Skokie Highway (2026); 27,549 on Skokie Highway (2026); 51,068 on Old Skokie Hwy (2026)		
Commuter Rail	Waukegan		9 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		





101 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Orthodontic Specialists of Lake County	1	5,927	57	Jul 2016	-
Associates For Family Dentistry	1	3,400	23	Jan 2018	Dec 2027
Advanced Endodontics, PC	1	1,500	-	Mar 2026	-

Showing 3 of 3 Tenants

Property Notes

- * Located one block west of Route 41 and Washington Street exit
- * Handicap accessible
- * Ample parking

Medical office space at Greenleaf Center in Gurnee. Excellent street exposure in established medical office campus.

Located at the intersection of Washington Street and Greenleaf Street in Gurnee, with excellent access to Rte 41 and the tollway



103 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (88.7%)
Built	1988
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,351 - 2,851 SF
Max Contiguous	1,500 SF
Asking Rent	Withheld
Parking Spaces	6.58/1,000 SF; 100 Surface Spaces



Property Details

Land Area	1.80 AC (78,408 SF)	Zoning	C-2
Building FAR	0.15	Parcel	07-24-300-022
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103C	Office/Medical	Sublet	1,500	1,500	1,500	Withheld	Vacant	Thru Dec 2034

Tenant Advisors, Inc.: David VenHorst (847) 951-8922

P 1	E	Office/Medical	Direct	1,351	1,351	1,351	Withheld	Vacant	1 - 20 Years
-----	---	----------------	--------	-------	-------	-------	----------	--------	--------------

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	6.58/1,000 SF; 100 Surface Spaces
Traffic Volume	10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 20,134 on Frontage Rd (2026); 2,227 on Washington St (2026); 31,720 on Frontage Rd (2026); 3,057 on Cty A22 (2026); 36,304 on Skokie Highway (2026); 2,321 on Stony Island Ave (2026); 27,549 on Skokie Highway (2026); 51,068 on Old Skokie Hwy (2026)
Commuter Rail	Waukegan 9 min drive North Chicago 11 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	60 - Moderately friendly





103 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Cycling Friendly	60 - Moderately friendly
Car Friendly	80 - Very friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
North Suburban Dermatology	1	3,649	12	Jul 2016	-
Ferris, Thompson & Zweig, Ltd	1	2,000	8	Jan 2001	-
M.R. Sekharan, MD	1	2,000	-	Mar 2026	-
Dr. Ron Riegelhaput and Associates	1	1,500	15	Jul 2023	-
Gurnee Podiatry Practice	1	-	4	Jul 2026	-

Showing 5 of 6 Tenants



200 S Greenleaf Ave - Gurnee Commons Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (77.8%)
Built	1994
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,285 - 2,670 SF
Max Contiguous	1,385 SF
Asking Rent	Withheld
Parking Spaces	717/1,000 SF; 81 Surface Spaces



Property Details

Land Area	1.58 AC (68,651 SF)	Zoning	O-1
Building FAR	0.17	Parcel	07-24-308-014
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	J	Office/Medical	Direct	1,385	1,385	1,385	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	H	Office/Medical	Direct	1,285	1,285	1,285	Withheld	Vacant	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
Reusable existing conditions with plans to install bathroom									

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	717/1,000 SF; 81 Surface Spaces		
Traffic Volume	10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 20,134 on Frontage Rd (2026); 30,663 on N 1st St (2026); 2,321 on Stoney Island Ave (2026); 31,720 on Frontage Rd (2026); 3,057 on Cty A22 (2026); 51,068 on Old Skokie Hwy (2026); 36,304 on Skokie Highway (2026)		
Commuter Rail	Waukegan		10 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		41 min drive





200 S Greenleaf Ave - Gurnee Commons Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	60 - Moderately friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
LabCorp	1	3,900	-	Jan 2021	-
United Vein & Vascular Centers	1	2,965	-	Jul 2021	-
Megan N Gray DDS	1	1,500	3	Jun 2019	-
Genesis Orthopedics & Sports Medicine	1	965	6	Mar 2026	-
Vista Medical Center West	1	-	-	May 2026	-

Showing 5 of 5 Tenants

Property Notes

Located in the heart of Gurnee's medical office campus. Single story building surrounded by numerous other medical office buildings. The campus lies 1/2 mile from Rt. 41, minutes from the tollway and is centrally located amongs several major Chicagoland hospitals.



202 S Greenleaf Ave - Greenleaf Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (88.8%)
Built	1993
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,341 SF
Max Contiguous	1,341 SF
Asking Rent	Withheld
Parking Spaces	6.33/1,000 SF; 76 Surface Spaces



Property Details

Land Area	1.27 AC (55,395 SF)	Zoning	O-1
Building FAR	0.22	Parcel	07-24-308-014
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C	Office/Medical	Direct	1,341	1,341	1,341	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	1/28/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	5887703	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	6.33/1,000 SF; 76 Surface Spaces	
Traffic Volume	10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 20,134 on Frontage Rd (2026); 30,663 on N 1st St (2026); 2,321 on Stoney Island Ave (2026); 31,720 on Frontage Rd (2026); 1,336 on N Delany Rd (2026); 3,057 on Cty A22 (2026); 25,410 on Buckingham Dr (2026)	
Commuter Rail	Waukegan	10 min drive
	North Chicago	11 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	



202 S Greenleaf Ave - Greenleaf Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Illinois Bone & Joint Institute	1	8,409	-	Mar 2025	-
Oral & Maxillofacial Surgeons	1	2,250	15	Jul 2016	-

Showing 2 of 2 Tenants



222 S Greenleaf St - Greenleaf Professional

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	22,943 SF (43.8%)
Built	1996
Stories	1
Elevators	None
Typical Floor	22,943 SF
Tenancy	Multiple
Available	1,840 - 12,885 SF
Max Contiguous	9,050 SF
Asking Rent	Withheld
Parking Spaces	5.00/1,000 SF; Covered Spaces Available; 125 Surface Spaces



Property Details

Land Area	2.30 AC (100,188 SF)	Zoning	O-1
Building FAR	0.23	Parcel	07-24-308-010
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Office/Medical	Direct	2,500 - 9,050	9,050	9,050	Withheld	Vacant	Negotiable
CHP Leasing, LLC: Jay Heald (847) 682-7877									
P 1	101	Office/Medical	Direct	1,995	3,835	3,835	Withheld	Vacant	Negotiable
CHP Leasing, LLC: Jay Heald (847) 682-7877									

Previous Sale

Sale Date	6/5/2019	Sale Type	Investment
Sale Price	\$3,818,600	Comp Status	Research Complete
Comp ID	4784118	Actual Cap Rate	9.2%

Seller Broker: Cornerstone Commercial Partners II, LLC: Peter Karlis (630) 853-1313

Transportation

Parking Details	5.00/1,000 SF; Covered Spaces Available; 125 Surface Spaces								
Traffic Volume	10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 20,134 on Frontage Rd (2026); 30,663 on N 1st St (2026); 3,057 on Cty A22 (2026); 31,720 on Frontage Rd (2026); 2,321 on Stony Island Ave (2026); 42,889 on Sutherland Dr (2026); 51,068 on Old Skokie Hwy (2026)								
Commuter Rail	Waukegan								10 min drive
	North Chicago								12 min drive
Airport	Chicago O'Hare International								40 min drive
Pedestrian Friendly	60 - Moderately friendly								
Cycling Friendly	60 - Moderately friendly								





222 S Greenleaf St - Greenleaf Professional

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Heart & Vascular Center of Lake County	1	3,125	-	Feb 2025	-
Lake County Head & Neck Specialist	1	3,000	20	Jan 1998	-
Gateway	1	1,900	5	Dec 2016	-
Lake County Pediatrics Inc	1	1,360	-	Jan 2025	-

Showing 4 of 4 Tenants

Property Notes

- * Parklike campus with mature landscape
- * Individual practice identity and suite entrance
- * Abundant parking by suite entrances
- * Professional specialty mix including ambulatory services
- * Class A construction throughout
- * Individually controlled HVAC
- * Prominent signage
- * Conveniently located between Route 41 and the Tri-State tollway
- * Low lake county taxes



1425 N Hunt Club Rd - Advocate Condell Outpatient Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	21,252 SF (88.4%)
Built	2005
Stories	3
Typical Floor	7,084 SF
Tenancy	Multiple
Available	1,147 - 2,474 SF
Max Contiguous	1,327 SF
Asking Rent	Withheld



Property Details

Land Area	2.49 AC (108,464 SF)	Zoning	C-2 PUD
Building FAR	0.20	Parcel	07-16-101-142
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	303	Office/Medical	Direct	1,327	1,327	1,327	Withheld	Vacant	Negotiable

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

P 3	304	Office/Medical	Direct	1,147	1,147	1,147	Withheld	Vacant	Negotiable
-----	-----	----------------	--------	-------	-------	-------	----------	--------	------------

Lillibridge Healthcare Services, Inc.: Brian Lauck (630) 550-6566

Lillibridge Healthcare Services, Inc.: Connor Chatlos (513) 255-1111

With proximity to Advocate Condell Medical Center, the largest healthcare provider in Lake County, Hunt Club Medical Office ensures easy access to top-notch medical facilities. This facility is also adjacent to the Gurnee Health Club. Located just minutes from Interstate 94, the Hunt Club Medical Office is easily accessible, with immediate connections in and around town.

Previous Sale

Sale Date	1/14/2008	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	1476269		

Seller Broker: Raymond James: Ari Weinberger (212) 314-0330



1425 N Hunt Club Rd - Advocate Condell Outpatient Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation

Traffic Volume	36,491 on Grand Avenue (2026); 36,491 on Grand Avenue (2026); 42,051 on Gurnee Mills Cir W (2026); 21,650 on Hunt Club Rd (2026); 3,234 on Grand Ave (2026); 42,051 on Tri State Pkwy (2026); 13,490 on Westbrook Ln (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 14,809 on Stearns School Rd (2026)	
Commuter Rail	Washington St (Grayslake)	14 min drive
	Prairie Crossing	15 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Provida Family Medicine	1-2	9,281	-	Mar 2026	-
NANI	3	3,489	9	Mar 2026	-
Quest Diagnostics for Provida Family Medicine	2	2,372	-	Mar 2026	-
Lakeside Dermatology	2	2,303	7	Jul 2016	-
Taher Sonhy, MD, Family Medicine	3	1,015	-	Mar 2026	-

Showing 5 of 5 Tenants

Property Notes

Available suites are in first generation condition and are ready for immediate move-in. Onsite storage and high-speed internet and cable TV is available. Electric is separately metered. 24/7 tenant access.

Located minutes from Route 132 and I-94 full interchange. Local amenities include Gurnee Mills Shopping Mall, new mixed use retail, office, and numerous dining options. Public transportation is available. Immediate medical park includes Gurnee Imaging Center and Gurnee Centre Health Club, both of which are adjacent to subject property.

Hospital Affiliation: Advocate Condell Medical Center



15 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	125,276 SF (97.5%)
Built	1998
Stories	3
Elevators	None
Typical Floor	20,000 SF
Tenancy	Multiple
Available	822 - 8,599 SF
Max Contiguous	4,597 SF
Asking Rent	Withheld
Parking Spaces	2.23/1,000 SF; 279 Surface Spaces



Property Details

Land Area	17.86 AC (777,982 SF)	Zoning	C-2
Building FAR	0.16	Parcel	07-24-300-023
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	140	Office/Medical	Direct	1,253	1,253	1,253	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	190	Office/Medical	Direct	1,044	1,044	1,044	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 1	145	Office/Medical	Direct	883	883	883	Withheld	30 Days	1 - 20 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 2	210	Office/Medical	Direct	4,597	4,597	4,597	Withheld	30 Days	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									
P 2	245	Office/Medical	Direct	822	822	822	Withheld	Vacant	1 - 30 Years
Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608									

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966





15 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation

Parking Details	2.23/1,000 SF; 279 Surface Spaces		
Traffic Volume	20,134 on Frontage Rd (2026); 31,720 on Frontage Rd (2026); 10,814 on Cty A22 (2026); 3,057 on Cty A22 (2026); 2,227 on Washington St (2026); 36,304 on Skokie Highway (2026); 27,549 on Skokie Highway (2026); 10,577 on Oglesby Ave (2026); 51,889 on Cty A22 (2026); 1,649 on Cty A22 (2026)		
Commuter Rail	Waukegan		10 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Endeavor Health	3	20,000	110	Mar 2017	-
Advocate Aurora Health	1	4,000	17	Jul 2016	-
Quest Diagnostics	1	4,000	6	Jan 2007	-
Gurnee Pediatrics	1	3,500	10	Jul 2016	-
Medcare Pharmacy	1	3,000	2	Jan 2013	-

Showing 5 of 14 Tenants



1 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	13,742 SF (76.7%)
Built	1988
Stories	1
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	3,207 SF
Max Contiguous	3,207 SF
Asking Rent	Withheld
Parking Spaces	6.00/1,000 SF; 81 Surface Spaces



Property Details

Land Area	1.30 AC (56,650 SF)	Zoning	C-2
Building FAR	0.24	Parcel	07-24-300-021
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office/Medical	Direct	3,207	3,207	3,207	Withheld	Vacant	Negotiable

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	6.00/1,000 SF; 81 Surface Spaces	
Traffic Volume	10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 10,577 on Oglesby Ave (2026); 20,134 on Frontage Rd (2026); 2,321 on Stoney Island Ave (2026); 31,720 on Frontage Rd (2026); 3,057 on Cty A22 (2026); 755 on Ambrogio Dr (2026); 36,304 on Skokie Highway (2026); 27,549 on Skokie Highway (2026)	
Commuter Rail	Waukegan	9 min drive
	North Chicago	11 min drive
Airport	Chicago O'Hare International	40 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	80 - Very friendly	





1 S Greenleaf Ave - Gurnee West Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lake County Surgeons	1	3,043	20	Dec 2007	-
Eide & Eide CPA, LLC	1	2,000	4	Jan 2024	-
CST Acadamey	1	1,917	-	Oct 2025	Oct 2026

Showing 3 of 3 Tenants

Property Notes

Finished office space in Greenleaf Center. Great location in established office development.

Located at the intersection Washington Street and Greenleaf Street in Gurnee. Excellent access to Rte 41, the tollway, and the PACE bus routes.



20 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,267 SF (87.0%)
Built	2000
Stories	1
Elevators	None
Typical Floor	12,267 SF
Tenancy	Multiple
Available	1,595 SF
Max Contiguous	1,595 SF
Asking Rent	Withheld
Parking Spaces	6.35/1,000 SF; 78 Surface Spaces



Property Details

Land Area	2.24 AC (97,574 SF)	Zoning	C-2
Building FAR	0.13	Parcel	07-24-300-023
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	20-B	Office/Medical	Direct	1,595	1,595	1,595	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	6.35/1,000 SF; 78 Surface Spaces	
Traffic Volume	20,134 on Frontage Rd (2026); 10,577 on Oglesby Ave (2026); 10,814 on Cty A22 (2026); 2,227 on Washington St (2026); 31,720 on Frontage Rd (2026); 3,057 on Cty A22 (2026); 51,068 on Old Skokie Hwy (2026); 36,304 on Skokie Highway (2026); 27,549 on Skokie Highway (2026); 51,889 on Cty A22 (2026)	
Commuter Rail	Waukegan	10 min drive
	North Chicago	11 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	80 - Very friendly	





20 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
GI Alliance	1	6,672	30	Jul 2016	-
Advocate Medical Group Pain Management	1	2,500	-	Mar 2026	-
Dr. Geena R. Patel, DDS	1	1,500	6	Jul 2016	-

Showing 3 of 3 Tenants



35 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Property Summary

RBA (% Leased)	12,367 SF (89.5%)
Built	1999
Stories	1
Elevators	None
Typical Floor	12,367 SF
Tenancy	Multiple
Available	1,300 SF
Max Contiguous	1,300 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	2.26 AC (98,559 SF)	Zoning	C-2
Building FAR	0.13	Parcel	07-24-300-023
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	L	Office/Medical	Direct	1,300	1,300	1,300	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	3,057 on Cty A22 (2026); 51,068 on Old Skokie Hwy (2026); 42,889 on Sutherland Dr (2026); 31,720 on Frontage Rd (2026); 20,134 on Frontage Rd (2026); 515 on Skokie Hwy (2026); 36,304 on Skokie Highway (2026); 3,588 on Westmead Rd (2026); 51,889 on Cty A22 (2026); 27,549 on Skokie Highway (2026)
Commuter Rail	Waukegan North Chicago 10 min drive 11 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly





35 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hanger Clinic	1	4,127	6	Feb 2019	-
GI Alliance of Illinois	1	4,081	-	Mar 2026	-
Hearing Associates	1	2,859	12	Jan 1999	-

Showing 3 of 3 Tenants

Property Summary

RBA (% Leased)	14,300 SF (76.9%)
Built	2016
Stories	1
Typical Floor	14,300 SF
Tenancy	Multiple
Available	3,298 SF
Max Contiguous	3,298 SF
Asking Rent	Withheld
Parking Spaces	5.24/1,000 SF; 75 Surface Spaces



Property Details

Land Area	2.62 AC (113,966 SF)	Zoning	O-1
Building FAR	0.13	Parcel	07-24-300-023 (+1 more)
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	50-A	Office/Medical	Direct	3,298	3,298	3,298	Withheld	Vacant	1 - 20 Years

Remedy Medical Properties: Lindsay Knoll (217) 201-6601, Danny Berliant (847) 682-3221, Carey DiPasquale (585) 278-8608

Previous Sale

Sale Date	4/3/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4732584		

Seller Broker: CBRE: Lee Asher (404) 964-7931, Sabrina Solomiany (404) 536-5054

Seller Broker: CBRE: Chris Bodnar (720) 635-2653, Shane Seitz (720) 217-6901

Seller Broker: CBRE: Ryan Lindsley (925) 212-0966

Transportation

Parking Details	5.24/1,000 SF; 75 Surface Spaces
Traffic Volume	42,889 on Sutherland Dr (2026); 47,117 on Old Skokie Hwy (2026); 3,057 on Cty A22 (2026); 515 on Skokie Hwy (2026); 31,720 on Frontage Rd (2026); 3,588 on Westmead Rd (2026); 20,134 on Frontage Rd (2026); 36,304 on Skokie Highway (2026); 51,889 on Cty A22 (2026); 27,549 on Skokie Highway (2026)
Commuter Rail	Waukegan North Chicago 10 min drive 11 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly



50 Tower Ct - Gurnee East Medical Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fresenius Medical Care	1	14,300	95	Mar 2016	Feb 2031
Neomedica Dialysis Center Inc	1	-	25	May 2026	-

Showing 2 of 2 Tenants