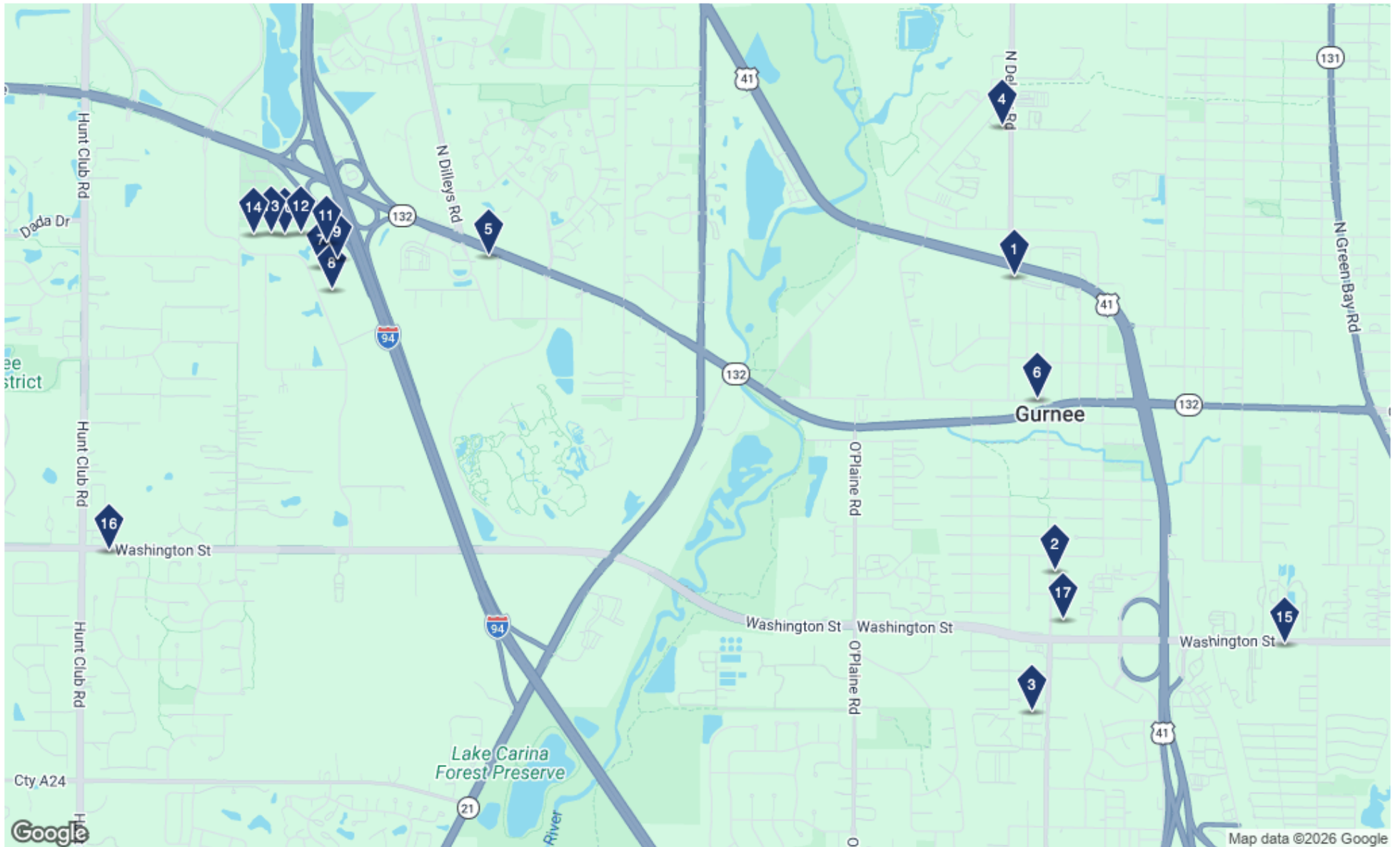




Gurnee Office - for Sale





1125 N Delany Rd

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



Office

Property Summary

RBA	4,180 SF
Built	2001
Stories	2
Typical Floor	2,090 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	3.75/1,000 SF; 15 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.30 AC (13,169 SF)	Zoning	C-3
Building FAR	0.32	Parcel	07-13-305-002
Owner Occupied	No		

For Sale Summary

Asking Price	\$942,500 (\$225.48/SF)	Built	2001
Status	Active	On Market	688 Days
Sale Type	Owner User	Last Update	August 7, 2026
RBA	4,180 SF	Sale Conditions	High Vacancy Property +1
Land	0.30 AC		

Previous Sale

Sale Date	5/30/2003	Sale Type	Owner User
Sale Price	\$349,000	Comp Status	Research Complete
Comp ID	781089		

Transportation

Parking Details	3.75/1,000 SF; 15 Surface Spaces; Covered Spaces Available		
Traffic Volume	5,881 on Grandville Ave (2026); 32,096 on Skokie Highway (2026); 24,539 on Grove Ave (2026); 27,549 on Skokie Highway (2026); 6,326 on S Brown Cir (2026); 22,658 on N Skokie Hwy (2026); 4,753 on N 1st St (2026); 3,068 on N Greenleaf St (2026); 11,686 on N Greenleaf Ave (2026); 13,766 on State Rte 132 (2026)		
Commuter Rail	Waukegan		10 min drive
	North Chicago		11 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	20 - Somewhat friendly		



1125 N Delany Rd

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ganfield Therapeutics	1	-	6	Jan 2019	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Ganfield E M Living Trust	Lake Bluff, IL 60044	-
True Owner	Ganfield Mfr Therapeutics Ltd	Gurnee, IL 60031	(847) 244-7070



167 N Greenleaf St

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



Office

Property Summary

RBA	3,000 SF
Built	2008
Stories	2
Typical Floor	1,500 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	2.67/1,000 SF; Surface Spaces Available



Property Details

Land Area	0.04 AC (1,742 SF)	Zoning	O-1
Building FAR	1.72	Parcel	07-24-300-054
Owner Occupied	No		

For Sale Summary

Asking Price	\$460,000 (\$153.33/SF)	Land	0.04 AC
Status	Active	Built	2008
Sale Type	Owner User	On Market	1,308 Days
RBA	3,000 SF	Last Update	August 2, 2026

Transportation

Parking Details	2.67/1,000 SF; Surface Spaces Available		
Traffic Volume	2,321 on Stoney Island Ave (2026); 1,336 on N Delany Rd (2026); 2,227 on Washington St (2026); 10,814 on Cty A22 (2026); 20,134 on Frontage Rd (2026); 755 on Ambrogio Dr (2026); 10,577 on Oglesby Ave (2026); 1,649 on Cty A22 (2026); 31,720 on Frontage Rd (2026); 30,663 on N 1st St (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	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Star Capital Management	1	-	-	Oct 2025	-

Showing 1 of 1 Tenants





167 N Greenleaf St

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



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Soyka Frank C Trust	-	-
Property Management	Frank Soyka	Grayslake, IL 60030	(847) 514-7881



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		

For Lease Summary

Number of Spaces	1	% Leased	74.6%
Smallest Space	1,700 SF	Asking Rent	Withheld
Max Contiguous	5,700 SF	Office Available	5,700 SF
Vacant	5,700 SF		

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

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%)		

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%





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

Contacts

Type	Name	Location	Phone
Architect	Bleck & Bleck Waukegan	IL	-
Developer	Martin Touhy & Associates Inc	IL	(847) 549-0730
Recorded Owner	Greenleaf Medical LLC	Chicago, IL 60614	(858) 756-4354
True Owner	Rod Engel	-	(847) 279-1001



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		

For Lease Summary

Number of Spaces	1	Asking Rent	\$14.25 SF/Year
Smallest Space	5,547 SF	Service Type	Triple Net
Max Contiguous	5,547 SF	CAM	\$1.95/SF
Vacant	5,547 SF	Office/Retail Available	5,547 SF
% Leased	0.0%		

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

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

Transportation

Parking Details	3.79/1,000 SF; 21 Surface Spaces		
Traffic Volume	24,491 on Porett Dr (2026); 23,717 on N Barberrry Ln (2026); 2,912 on Cty W27 (2026); 24,028 on N Barberrry 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



1680 N Delany Rd

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



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	70 - Moderately friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Alfred Rubin & Naomi Rubin Ltd	NAPERVILLE, IL 60566	(812) 718-5277
True Owner	Alfred Rubin & Naomi Rubin Ltd	NAPERVILLE, IL 60566	(812) 718-5277



5445 Grand Ave - Spruce park

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



Office

Property Summary

RBA	2,830 SF
Built	1998
Stories	1
Elevators	None
Typical Floor	2,830 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.06 AC (133,294 SF)	Zoning	O-1
Building FAR	0.02	Parcel	07-15-300-037
Owner Occupied	No		

For Sale Summary

Asking Price	\$525,000	Condo Type	Medical
Status	Active	Condo Size	2,830 SF
Asking Price Per Area	\$185.51/SF	On Market	446 Days
Sale Type	Investment	Last Update	May 8, 2026
Total Condos for Sale	1		

Previous Sale

Sale Date	10/18/2024	Comp ID	6964184
Sale Price	Withheld	Comp Status	Public Record

Transportation

Parking Details	Surface Spaces Available		
Traffic Volume	24,758 on Grand Avenue (2026); 24,041 on Spruce St (2026); 1,447 on Grand Ave (2026); 1,782 on Yew Ct (2026); 24,041 on Great American Pkwy (2026); 1,435 on Leslie Ln (2026); 25,610 on Grand Avenue (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		



5445 Grand Ave - Spruce park

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
RE/MAX Showcase	2	2,250	18	Jan 2017	-
ProCare Dental Group	1	2,000	13	Jan 2021	-
Millennium Endodontics	2	750	5	Jul 2016	-
Bernies Book Bank	1	-	-	Jan 2022	-
Horizon Benefit Service	2	-	-	Jul 2026	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Millenium Apex Llc	-	-



4017 Old Grand Ave

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



Office

Property Summary

RBA	1,212 SF
Built/Renovated	1954/2012
Stories	1
Typical Floor	1,212 SF
Asking Rent	Withheld
Parking Spaces	7.43/1,000 SF; 9 Surface Spaces



Property Details

Land Area	0.80 AC (34,848 SF)	Zoning	C-4
Building FAR	0.03	Parcel	07-24-101-001
Owner Occupied	No		

For Sale Summary

Asking Price	\$299,900 (\$247.44/SF)	Land	0.80 AC
Status	Under Contract	Built/Renovated	1954/2012
Sale Type	Investment or Owner User	On Market	442 Days
RBA	1,212 SF	Last Update	July 14, 2026

Transportation

Parking Details	7.43/1,000 SF; 9 Surface Spaces		
Traffic Volume	3,068 on N Greenleaf St (2026); 11,686 on N Greenleaf Ave (2026); 13,766 on State Rte 132 (2026); 20,250 on Grand Avenue (2026); 19,047 on Grand Avenue (2026); 6,326 on S Brown Cir (2026); 4,753 on N 1st St (2026); 13,766 on Estes Ave (2026); 1,623 on Drexel Ave (2026); 19,817 on Greenview St (2024)		
Commuter Rail	Waukegan		10 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	40 - 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
Michael T. Cavanaugh, Attorney at Law	Unkwn	500	-	Jul 2022	-

Showing 1 of 1 Tenants





4017 Old Grand Ave

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



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Michael T Cavanaugh	Gurnee, IL 60031	-
True Owner	Michael T. Cavanaugh, Attorney at Law	Gurnee, IL 60031	(847) 263-8820



1125 Tri State Pkwy - Grand Tri-State Corporate Centre

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



Office

Property Summary

RBA	41,000 SF
Built	1998
Stories	1
Elevators	None
Typical Floor	41,000 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	5.12/1,000 SF; 210 Surface Spaces



Property Details

Land Area	3.00 AC (130,680 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.31	Parcel	07-16-401-065
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$361,007	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	5.12/1,000 SF; 210 Surface Spaces		
Traffic Volume	2,495 on Lakeside Dr (2026); 11,799 on Tri-State Tollway (2026); 100,515 on Grand Ave (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (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); 35,422 on Grand Avenue (2026)		
Commuter Rail	Washington St (Grayslake)		13 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Developer	T.R.L.P.	IL	-
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729



1025 Tri-State Pky - Grand Tri-State Corporate Centre (Phase 8)

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



Office

Property Summary

RBA	42,970 SF
Built	2001
Stories	1
Elevators	None
Typical Floor	42,970 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	6.00/1,000 SF; 220 Surface Spaces



Property Details

Land Area	4.00 AC (174,240 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.25	Parcel	07-16-401-067
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$410,230	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	6.00/1,000 SF; 220 Surface Spaces		
Traffic Volume	2,495 on Lakeside Dr (2026); 11,799 on Tri-State Tollway (2026); 100,515 on Grand Ave (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (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)		
Commuter Rail	Prairie Crossing.		14 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		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Developer	T.R.L.P.	IL	-
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729
Property Management	CWFS-REDS	Bethesda, MD 20814	(301) 204-2192



1175 Tri-State Pky - Crown Corporate Center

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



Office

Property Summary

RBA	41,364 SF
Built	2000
Stories	1
Elevators	None
Typical Floor	41,364 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	5.64/1,000 SF; 220 Surface Spaces



Property Details

Land Area	3.63 AC (158,123 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.26	Parcel	07-16-401-066
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$353,389	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	5.64/1,000 SF; 220 Surface Spaces		
Traffic Volume	2,495 on Lakeside Dr (2026); 11,799 on Tri-State Tollway (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); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 35,422 on Grand Avenue (2026)		
Commuter Rail	Washington St (Grayslake)		14 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		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729
Property Management	CWFS-REDS	Bethesda, MD 20814	(301) 204-2192



1325 Tri-State Pky - Crown Corporate Center

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



Office

Property Summary

RBA	38,736 SF
Built	1992
Stories	1
Elevators	None
Typical Floor	38,736 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	3.87/1,000 SF; 150 Surface Spaces



Property Details

Land Area	2.25 AC (98,010 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.40	Parcel	07-16-401-010
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$323,324	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	3.87/1,000 SF; 150 Surface Spaces		
Traffic Volume	2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 2,495 on Lakeside Dr (2026); 100,515 on Grand Ave (2026); 1,066 on Tri-State Tollway (2026); 35,422 on Grand Avenue (2026); 55,367 on Grand Avenue (2026); 24,041 on I- 94 (2026); 25,834 on Grand Avenue (2026); 25,420 on Tri-State Tollway (2026)		
Commuter Rail	Washington St (Grayslake)		13 min drive
	Prairie Crossing		15 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Maple Flooring Manufacturers Association	1	38,736	10	Mar 2024	-

Showing 1 of 1 Tenants





1325 Tri-State Pky - Crown Corporate Center

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



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729



1225 Tri-State Parkway - Grand Tri State Corporate Centre

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



Office

Property Summary

RBA	41,943 SF
Built	1999
Stories	1
Elevators	None
Typical Floor	41,943 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	5.25/1,000 SF; 220 Surface Spaces



Property Details

Land Area	5.10 AC (222,156 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.19	Parcel	07-16-401-064
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$382,607	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	5.25/1,000 SF; 220 Surface Spaces		
Traffic Volume	2,495 on Lakeside Dr (2026); 100,515 on Grand Ave (2026); 11,799 on Tri-State Tollway (2026); 1,066 on Tri-State Tollway (2026); 7,837 on Grand Avenue (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026); 35,422 on Grand Avenue (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026)		
Commuter Rail	Washington St (Grayslake)		14 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		
Transit Friendly	10 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clearbrook	1	16,777	23	May 2018	-
Kiefer USA	1	13,452	29	Feb 2023	-
West's Insurance Agency. Inc.	1	11,714	16	Feb 2012	-

Showing 3 of 3 Tenants





1225 Tri-State Parkway - Grand Tri State Corporate Centre

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



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729



1275 Tri-State Parkway - Crown Corporate Center

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



Office

Property Summary

RBA	39,813 SF
Built	1998
Stories	1
Elevators	None
Typical Floor	39,813 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	3.36/1,000 SF; 176 Surface Spaces



Property Details

Land Area	2.70 AC (117,551 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.34	Parcel	07-16-401-014 (+1 more)
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$404,490	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	3.36/1,000 SF; 176 Surface Spaces		
Traffic Volume	2,495 on Lakeside Dr (2026); 100,515 on Grand Ave (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026); 25,834 on Grand Avenue (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 35,422 on Grand Avenue (2026); 11,799 on Tri-State Tollway (2026)		
Commuter Rail	Washington St (Grayslake)		14 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729



1375 Tri-State Parkway - Crown Corporate Center

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



Office

Property Summary

RBA	39,825 SF
Built	1991
Stories	1
Elevators	None
Typical Floor	39,825 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	3.72/1,000 SF; 148 Surface Spaces



Property Details

Land Area	2.40 AC (104,544 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.38	Parcel	07-16-401-006 (+3 more)
Owner Occupied	No		

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$340,006	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	3.72/1,000 SF; 148 Surface Spaces		
Traffic Volume	2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 2,495 on Lakeside Dr (2026); 35,422 on Grand Avenue (2026); 1,066 on Tri-State Tollway (2026); 100,515 on Grand Ave (2026); 55,367 on Grand Avenue (2026); 24,041 on I- 94 (2026); 25,834 on Grand Avenue (2026); 25,420 on Tri-State Tollway (2026)		
Commuter Rail	Washington St (Grayslake)		13 min drive
	Prairie Crossing		15 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	0 - Not friendly		

Contacts

Type	Name	Location	Phone
Developer	T.R.L.P.	IL	-
Recorded Owner	Gurnee Tri-state Office Llc	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729



1425 Tri-State Parkway - Crown Corporate Center

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



Office

Property Summary

RBA	46,610 SF
Built	1990
Stories	1
Elevators	None
Typical Floor	46,610 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	3.56/1,000 SF; 166 Surface Spaces; Covered Spaces Available



Property Details

Land Area	3.81 AC (165,964 SF)	Zoning	I-2(O.I.P.)
Building FAR	0.28	Parcel	07-16-401-001 (+4 more)
Owner Occupied	No		

For Sale Summary

Asking Price	Withheld	Land	3.81 AC
Status	Under Contract	Built	1990
Portfolio	Part of 8-Property Portfolio	On Market	56 Days
Sale Type	Investment or Owner User	Last Update	July 20, 2026
RBA	46,610 SF	Sale Conditions	Redevelopment Project

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$424,947	Comp Status	Research Complete
Comp ID	7424211		

Transportation

Parking Details	3.56/1,000 SF; 166 Surface Spaces; Covered Spaces Available		
Traffic Volume	2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 2,495 on Lakeside Dr (2026); 36,491 on Grand Avenue (2026); 1,066 on Tri-State Tollway (2026); 55,367 on Grand Avenue (2026); 100,515 on Grand Ave (2026); 24,041 on I- 94 (2026); 3,234 on Grand Ave (2026); 25,834 on Grand Avenue (2026)		
Commuter Rail	Washington St (Grayslake)		13 min drive
	Prairie Crossing		15 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	10 - Not friendly		



1425 Tri-State Parkway - Crown Corporate Center

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Habitat For Humanity ReStore	1	14,178	-	Nov 2025	-
QPS	1	13,760	6	Jul 2015	-
US Department Of Veteran Affairs	1	13,760	-	Mar 2026	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Tri-state Office LLC	-	-
True Owner	VME Acquisitions	Downers Grove, IL 60515	(312) 543-2729



3479 Washington St

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



Office

Property Summary

RBA	3,736 SF
Built	1974
Stories	1
Typical Floor	3,200 SF
Tenancy	Single
Asking Rent	Withheld



Property Details

Land Area	1.05 AC (45,738 SF)	Zoning	X
Building FAR	0.08	Parcel	07-24-400-084

For Sale Summary

Asking Price	\$399,000 (\$106.80/SF)	Land	1.05 AC
Status	Active	Built	1974
Sale Type	Investment or Owner User	On Market	219 Days
RBA	3,736 SF	Last Update	August 5, 2026

Transportation

Traffic Volume	27,241 on Teske Blvd (2026); 4,205 on Cty A22 (2026); 31,207 on Skokie Hwy (2026); 515 on Westmead Rd (2026); 3,588 on Westmead Rd (2026); 515 on Skokie Hwy (2026); 51,889 on Cty A22 (2026); 36,304 on Skokie Highway (2026); 27,549 on Skokie Highway (2026); 43,406 on Cty A22 (2026)		
Commuter Rail	Waukegan		8 min drive
	North Chicago		10 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		

Contacts

Type	Name	Location	Phone
Recorded Owner	Red Stone 1 Llc	Chicago, IL 60659	-



6475 Washington St - Hunt Club Professional Center

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



Office

Property Summary

RBA	15,088 SF
Built	2000
Stories	1
Elevators	None
Typical Floor	15,088 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	4.64/1,000 SF; 60 Surface Spaces



Property Details

Land Area	1.74 AC (75,794 SF)	Zoning	C-2
Building FAR	0.20	Parcel	07-21-301-067
Owner Occupied	No		

For Sale Summary

Asking Price	Withheld	Built	2000
Status	Active	On Market	77 Days
Sale Type	Investment or Owner User	Last Update	July 24, 2026
RBA	15,088 SF	Sale Conditions	Sale Leaseback
Land	1.74 AC		

Transportation

Parking Details	4.64/1,000 SF; 60 Surface Spaces		
Traffic Volume	19,346 on Churchill Ln (2026); 21,236 on N Hunt Club Rd (2026); 14,462 on W Gurnee Gln (2026); 21,612 on Washington St (2026); 21,318 on N Hunt Club Rd (2026); 2,909 on W Orchard Valley Dr (2026); 20,034 on N Cemetery Rd (2026); 16,711 on Hunt Club Rd (2026); 19,436 on W Orchard Valley Dr (2026); 8,112 on N Gagewood Ct (2026)		
Commuter Rail	Prairie Crossing.		11 min drive
	Prairie Crossing		12 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	30 - Somewhat 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
Hupy and Abraham S.C.	1	2,600	17	Apr 2017	-
Brightstar	1	2,115	-	May 2024	Apr 2027
Bradley C. Rule, D.D.S.	1	1,200	7	Feb 2001	-





6475 Washington St - Hunt Club Professional Center

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clinical Investigation Specialists, Inc.	1	1,000	11	Oct 2020	Oct 2027
E & O Therapeutic Services PLLC	1	-	-	Jun 2025	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Architect	Richard Preves & Assoc PC	Libertyville, IL 60048	(847) 362-9373
Recorded Owner	Hunt Club Professional Center LLC	Gurnee, IL 60031	(847) 662-7717
True Owner	Bradley C. Rule, D.D.S.	Gurnee, IL 60031	(847) 662-7717
Property Management	Bradley C. Rule, D.D.S.	Gurnee, IL 60031	(847) 662-7717



95 N Greenleaf St

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



Office

Property Summary

RBA	12,895 SF
Built	2003
Stories	1
Typical Floor	12,895 SF
Tenancy	Multiple
Asking Rent	Withheld



Property Details

Land Area	1.41 AC (61,281 SF)	Parcel	07-24-303-004
Building FAR	0.21		

For Sale Summary

Asking Price	Withheld	Land	1.41 AC
Status	Active	Built	2003
Sale Type	Investment or Owner User	On Market	71 Days
RBA	12,895 SF	Last Update	June 10, 2026

Transportation

Traffic Volume	2,227 on Washington St (2026); 10,814 on Cty A22 (2026); 20,134 on Frontage Rd (2026); 2,321 on Stoney Island Ave (2026); 10,577 on Oglesby Ave (2026); 31,720 on Frontage Rd (2026); 755 on Ambrogio Dr (2026); 1,336 on N Delany Rd (2026); 1,649 on Cty A22 (2026); 27,549 on Skokie Highway (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	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Health System	1	-	-	Jul 2026	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	95 N GREENLEAF LLC	-	-

