



FOR LEASE
16,066 SF

GURNEE, IL

905 LAKESIDE DRIVE

COMMENTS

- Fully Renovated & Move-In Ready Suites
- Functional Suites That Vary in SF
- Loading Dock and Drive-in Door Access
- Available for Immediate Occupancy
- 1 Mile/4 Minutes to I-94 Four-Way Interchange (Grand Ave.)
- Business Park Atmosphere
- Professionally Owned & Managed

BUILDING DETAILS

Building Size	62,940 SF
Office Size (Unit 4)	1,220 SF
Suite Size (Unit 4)	16,066 SF
Loading	6 Common Loading Dock Positions 6 Drive-In Doors
Clear Height	18.5' Clear
Parking Ratio	1 Stall Per 1,000 SF
Sprinkler	Wet

Brokered by:

Owned & Managed by:

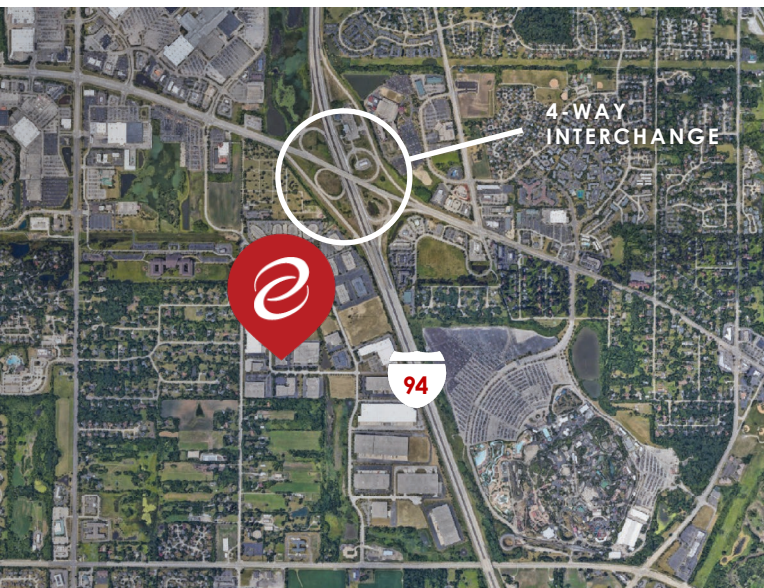
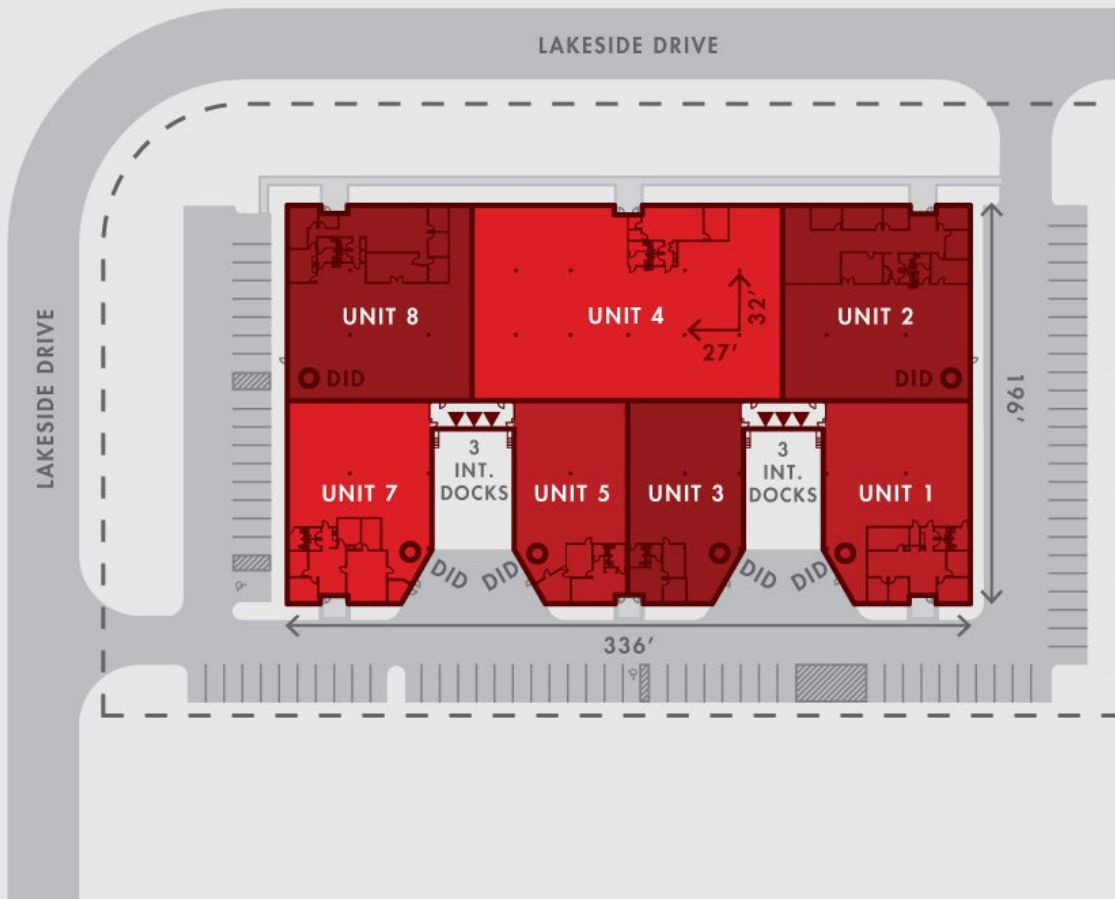
TRI STATE REALTY
TSR

 **VentureOne**

DRA
ADVISORS

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
Unit 1	7,715	1,945	LEASED
Unit 2	9,821	3,650	LEASED
Unit 3	5,958	861	LEASED
Unit 4	16,066	1,220	\$10.75/SF
Unit 5	5,958	1,107	LEASED
Unit 7	7,601	1,971	LEASED
Unit 8	9,821	2,930	LEASED
TOTALS	62,940		

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