

FOR LEASE OR SALE  
25,887 SF

GURNEE, IL

# 905 LAKESIDE DRIVE

## COMMENTS

- Fully Renovated & Move-In Ready Suites
- Available for Immediate Occupancy
- Functional Suites That Vary in SF
- Drive-in Door and Common Interior Dock Access (53' Truck Capable)
- 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
Unit 2 & 4:	
• Total SF	25,887 SF
• Office SF	4,870 SF
Unit 7:	
• Total SF	7,601 SF
• Office SF	1,958 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:

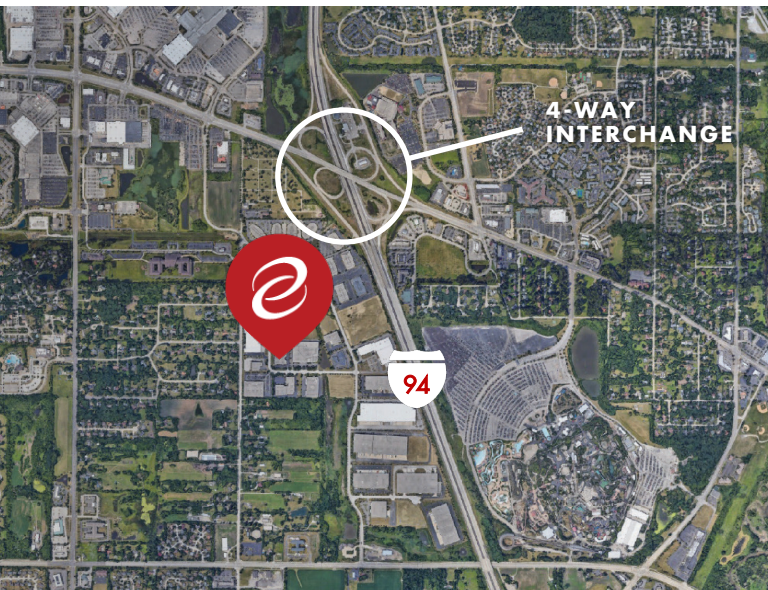
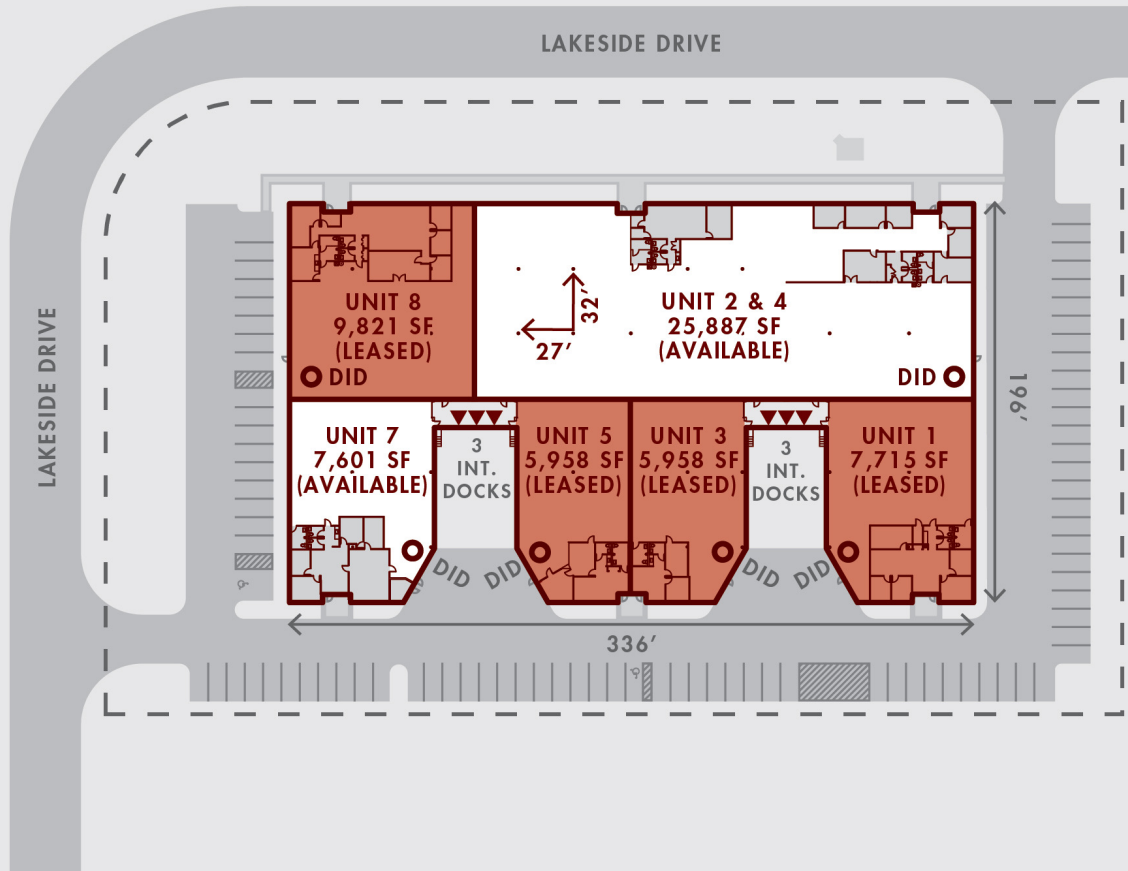
**CBRE**

Owned & Managed by:

**VentureOne** **DRA**  
ADVISORS

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## 25,887 SF



SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
Unit 1	7,715	1,945	LEASED
Unit 2 & 4	25,887	4,870	Subject to Offer
Unit 3	5,958	861	LEASED
Unit 5	5,958	1,107	LEASED
Unit 7	7,601	1,958	Subject to Offer
Unit 8	9,821	2,930	LEASED
TOTALS	62,940		

JOHNNY CONNORS  
CBRE  
Johnny.Connors@CBRE.com  
630-368-7321

JACK FITZPATRICK  
CBRE  
Jack.Fitzpatrick@CBRE.com  
847-922-5885

MATT KNOFF  
Venture One Real Estate  
MattK@VentureOneRE.com  
612-462-4859

