

FOR LEASE
7,601 – 16,066 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 1:	
• Total SF	7,715 SF
• Office SF	1,945 SF
Unit 4:	
• Total SF	16,066 SF
• Office SF	1,220 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:

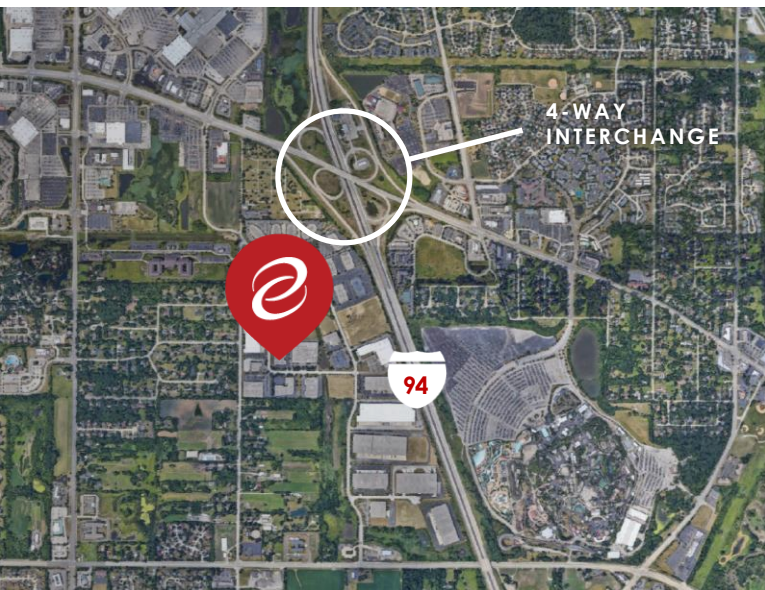
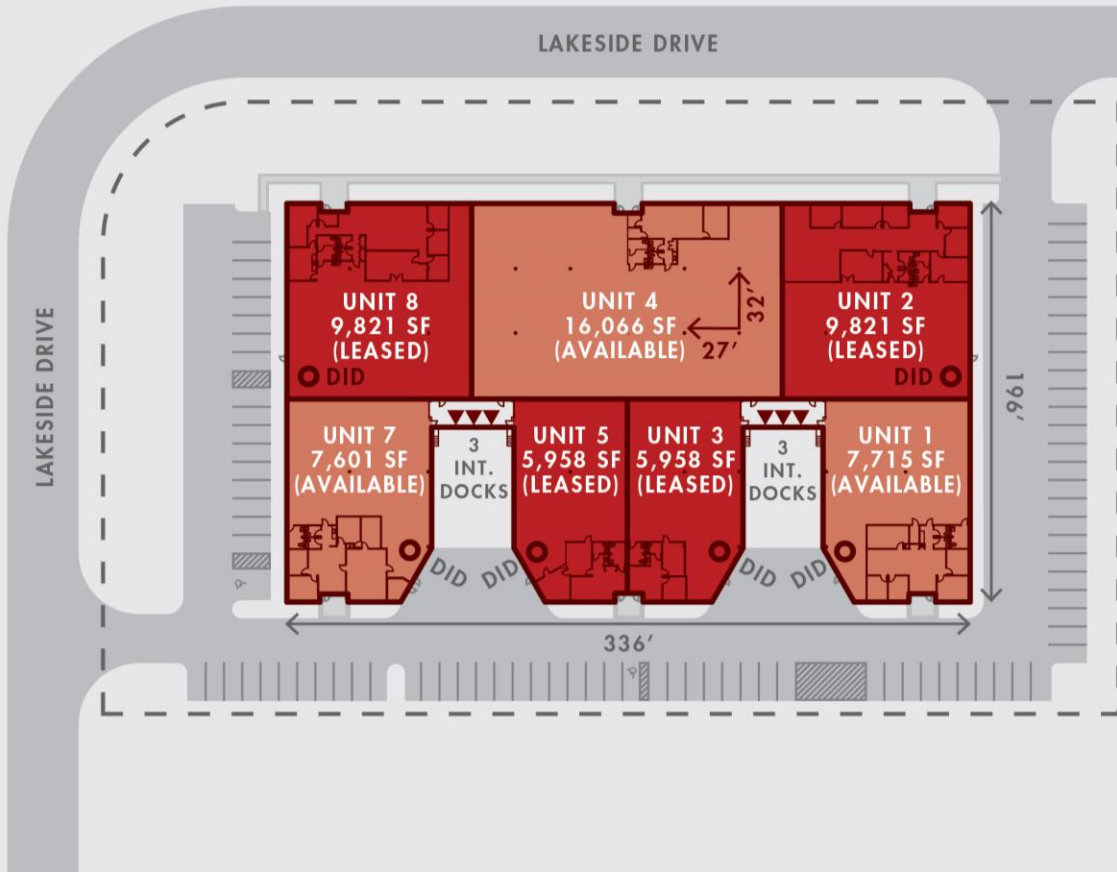
CBRE

Owned & Managed by:

VentureOne **DRA**
ADVISORS

FOR LEASE

7,601 – 16,066 SF



SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
Unit 1	7,715	1,945	Subject to Offer
Unit 2	9,821	3,650	LEASED
Unit 3	5,958	861	LEASED
Unit 4	16,066	1,220	Subject to Offer
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

SAM BADGER, SIOR

CBRE
Sam.Badger@CBRE.com
847-310-2099

JACK FITZPATRICK

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

MATT KNOFF

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

