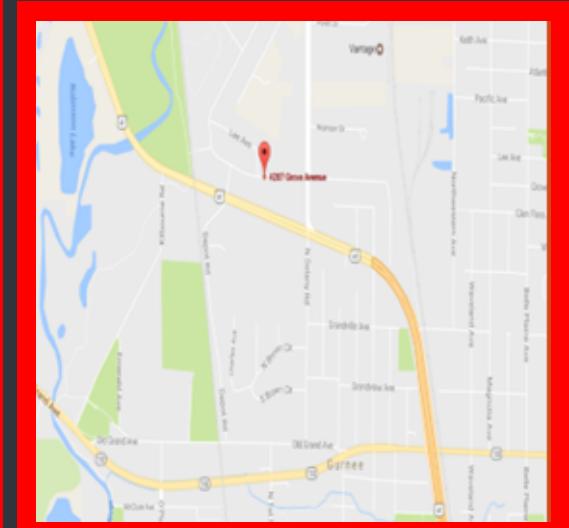


OFFICE SPACE-FOR LEASE



**4203-4249 GROVE AVE.
GURNEE, IL**

\$12/SF

BUILDING SIZE: 23,927 SF

- **4203: 1,525 SF**
- **4205: 1,525 SF**
- **4207/09: 1,825 SF**
- **4213: 1,275 SF**
- **4215: 1,125 SF**
- **4241/43: 1,227 SF**
- **REAL ESTATE TAXES INCLUDED IN RENT**
- **ZONING: I-2 PUD**
- **PARKING: 50 UNASSIGNED SPACES**
- **INDIVIDUALLY CONTROLLED UTILITIES**
- **SNOW PLOWING/LANDSCAPING INCLUDED IN RENT**



CONVENIENT AND PROFESSIONAL SETTING IN A WELL-CONNECTED AREA. THE LOCATION PROVIDES EASY ACCESS TO MAJOR ROADS, NEARBY AMENITIES, AND A STRONG LOCAL BUSINESS COMMUNITY. IDEAL FOR COMPANIES SEEKING A FUNCTIONAL AND ACCESSIBLE WORKSPACE.

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