

FOR LEASE

HUNT CLUB PROFESSIONAL CENTER PROPERTY I UNIT 100 AVAILABLE

6475 Washington St. Gurnee, IL 60031



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/YR (NNN)
Estimated CAM,INS,TAX:	\$6 PSF
Building Size:	15,250 SF
Available SF:	2,312± SF
Parking Spaces	69
Number of Available Units:	1
Year Built:	2000

PROPERTY OVERVIEW

Proano Commercial Group has been exclusively chosen to market for lease Unit 100 at the well-known Hunt Club Professional Building in Gurnee, IL. Unit 100 offers 2,312 sq. ft. of fully renovated office space designed for both functionality and style. Recent updates include neutral-tone painted walls, new ceiling tiles, and durable vinyl flooring. The unit features four private offices, a reception area with a built-in counter, and is fully ADA-compliant with separate men's and women's restrooms. Safety features include a wet sprinkler system and updated fire extinguishers. Energy-efficient LED lighting provides bright, cost-effective illumination throughout the space. Additionally, the unit includes three installed sinks with cabinetry. The property also features backlit signage for excellent visibility and a professional exterior presence. Landlord is responsible for Water and Garbage. Tenant responsible for all other utility or common area costs

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LOCATION DESCRIPTION

The property is situated in a fantastic location off the southeast corner of S. Hunt club Rd. & Washington St. The current population within five miles is over 121,175 earning an average household income of nearly \$114,167 per year. Within two miles of the subject property, local attractions include the famous Gurnee Mill Mall, Walmart Supercenter, Sam's Club, Mariano's Grocery Store and Six Flags Great America.

Gurnee is a balanced community with approximately 60% of its land zoned residential, 20% commercial, 10% industrial, and 10% parks/open space. The Village has a land area of 13.5 square miles and is located midway between Chicago and Milwaukee in northern Lake County. Interstate 94, as well as Routes 41, 21, 120, and 132, run through Gurnee, making it easily accessible from any direction. Gurnee's unemployment rate has historically been lower than the National, State, and County rates as shown by Illinois Department of Employment Securities statistics. The Village of Gurnee has transformed itself from a sleepy, little town of 3,000 residents in 1970 to an economic powerhouse of approximately 46,703 residents today.

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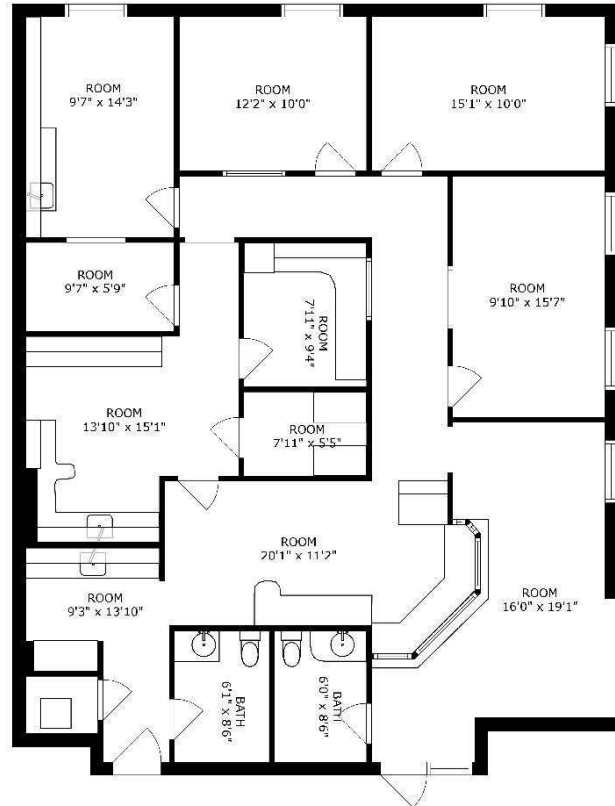
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SUITE 100 APPROX 2,300 SQ.FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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