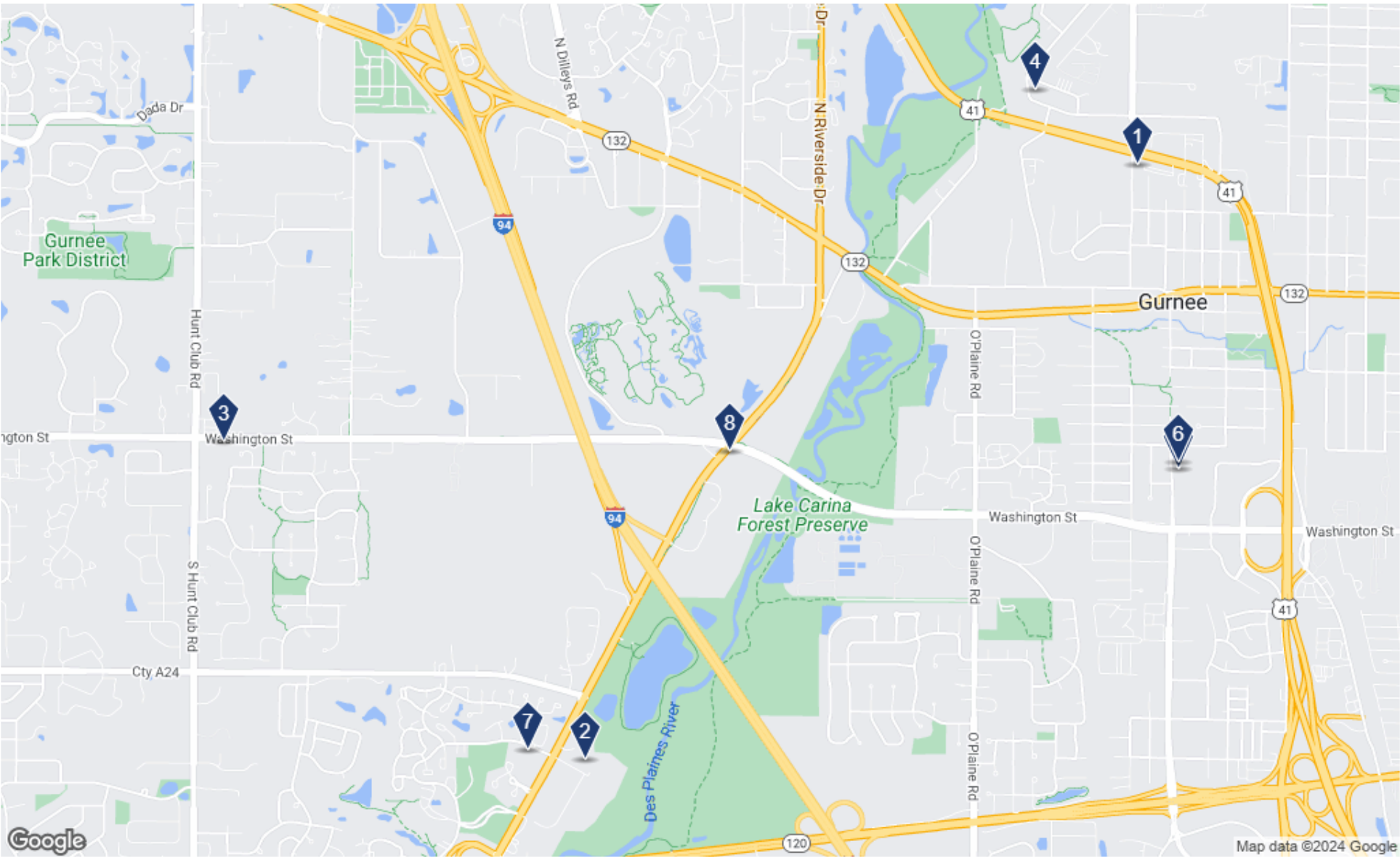


Gurnee Office - for Sale



Property Summary Report

1125 N Delany Rd



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	2001
RBA	4,180 SF
Stories	1
Typical Floor	4,000 SF
Construction	Wood Frame

LAND

Land Acres	0.30 AC
Zoning	O-1
Parcels	07-13-305-002

BUILDING AMENITIES

- Controlled Access
- Fully Carpeted
- Open-Plan
- Security System
- Fenced Lot
- Natural Light
- Reception

FOR LEASE

Smallest Space	4,000 SF	Office Avail	4,000 SF
Max Contiguous	4,000 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	\$25.00		
Service Type	Triple Net		
CAM	\$5.47/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Office	Direct	4,000	4,000	4,000	\$25.00 NNN	90 Days	3 - 10 Years

SALE

For Sale	\$995,000 (\$238.04/SF)
Sale Type	Owner User
Status	Active
Last Sale	
Sold Price	\$349,000 (\$83.49/SF)
Date	May 2003
Sale Type	Owner User
Financing	1st Mortgage: Lake Forest Bank and Trust Company (5.5%) Bal/Pmt: \$350,000/-

TRANSPORTATION

Parking	15 available (Surface); Ratio of 3.75/1,000 SF
Commuter Rail	10 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	42 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (39)
Transit Score	Some Transit (26)

Property Summary Report

1125 N Delany Rd



Gurnee, IL 60031 - Far North Submarket

TENANTS

Ganfield Therapeutics

PROPERTY CONTACTS

Sales Company

Tri-State Realty, Inc.

True Owner

Ganfield Mfr Therapeutics Ltd



Gurnee, IL 60031

(847) 360-1375 (p)

(847) 360-9667 (f)

1125 Delany Rd

Gurnee, IL 60031

(847) 244-7070 (p)

Recorded Owner

Ganfield E M Living Trust

645 Rockland Ave

Lake Bluff, IL 60044

BUILDING NOTES

Newly built professional office building with four 1,000 sf units with individual HVAC, two handicap washrooms and an attractive entryway. Excellent exposure to Delany Road near Route 41.

SALE HIGHLIGHTS

- Free standing, single user building
- Excellent condition
- New roof and new fence
- Lift to second floor
- Abundant natural light
- Patio

Property Summary Report

731 S Route 21



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	3 Star Office Condo
Tenancy	Multi
Year Built	2007
RBA	30,371 SF
Stories	1
Typical Floor	1,432 SF
Construction	Masonry

LAND

Land Acres	5.00 AC
Zoning	O-2 PUD
Parcels	07-27-300-052, 07-27-300-063

BUILDING AMENITIES

- Monument Signage

FOR LEASE

Smallest Space	1,432 SF	Office Avail	1,432 SF
Max Contiguous	1,432 SF		
# of Spaces	1		
Vacant	4,170 SF		
% Leased	86.3%		
Rent	\$22.60		
Service Type	Modified Gross		
CAM	\$2.90/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	145	Office	Direct	1,432	1,432	1,432	\$22.60 MG	Vacant	3 - 10 Years

SALE

For Sale	2 Condos - \$165,000 - 275,000 (\$126.34 - 192.04/SF)
Sale Type	Investment or Owner User
Properties	2
Status	Active

TRANSPORTATION

Parking	167 available (Surface); Ratio of 10.00/1,000 SF
Commuter Rail	8 min drive to Libertyville Station (Milwaukee District North Line)
Airport	40 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (24)

Property Summary Report

731 S Route 21



Gurnee, IL 60031 - Far North Submarket

TENANTS

Lake Heart Specialists	5,492 SF	Midwest Sleep & Wellness	3,569 SF
GI Partners Of Illinois	3,345 SF	Gurnee Dental Arts	2,166 SF
NorthShore University HealthSystem	1,432 SF	Epping & Associates	1,304 SF
University Foot Associates	500 SF		

PROPERTY CONTACTS

Sales Company	Compass 2350 N Lincoln Ave Chicago, IL 60614 (312) 319-1168 (p)	Sales Company	Coldwell Banker Residential Brokerage 225 E Deerpath Rd Lake Forest, IL 60045 (847) 234-8000 (p)
Recorded Owner	Savin Fennewald Llc 30676 Milwaukee Ave Libertyville, IL 60048 (847) 362-4958 (p)		
Architect	Monarch Design & Construction, LLC 645 Tollgate Rd Elgin, IL 60123 (847) 531-4450 (p) (847) 531-4454 (f)	Developer	Murphy Real Estate & Development 714 W Burlington Ave La Grange, IL 60525 (708) 588-0370 (p)

BUILDING NOTES

Immediate access north and south on I-94. It's located two minutes from Gurnee Mills retail. Park like Campus; Individual practice identity and suite entrance; Abundant parking by suite entrances; Class A construction throughout; Individually controlled HVAC; Prominent Signage; Divisible to 2,000/sf; Conveniently located on Milwaukee & Route 120; Low Lake County taxes. This property has various size condos that are for sale. The size ranges from 1,413-7,253 SF.

Suite 145 was renovated in 2019.

Property Summary Report

6475 Washington St - Hunt Club Professional Center



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2000
RBA	15,088 SF
Stories	1
Typical Floor	15,088 SF
Construction	Masonry

LAND

Land Acres	1.74 AC
Zoning	C-2
Parcels	07-21-301-067

FOR LEASE

Smallest Space	1,398 SF
Max Contiguous	2,112 SF
# of Spaces	2
Vacant	3,510 SF
% Leased	76.7%
Rent	\$17.00
Service Type	Triple Net
CAM	\$6.00/SF

Office Avail 3,510 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	2,112	2,112	2,112	\$17.00 NNN	Vacant	Negotiable
P 1st	102	Office	Direct	1,398	1,398	1,398	\$17.00 NNN	Vacant	Negotiable

SALE

For Sale	\$3,150,000 (\$208.78/SF)
Cap Rate	6.00%
Sale Type	Investment
Status	Active

TRANSPORTATION

Parking	60 available (Surface); Ratio of 4.64/1,000 SF
Commuter Rail	9 min drive to Prairie Crossing Station (MD-North) (Milwaukee District)
Airport	42 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (19)
Transit Score	Minimal Transit (24)

Property Summary Report

6475 Washington St - Hunt Club Professional Center



Gurnee, IL 60031 - Far North Submarket

TENANTS

Hupy and Abraham S.C.	2,600 SF	Brightstar	2,115 SF
Bradley C. Rule, D.D.S.	1,200 SF	Clinical Investigation Specialists, Inc.	1,000 SF

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 6400 N Northwest Hwy Chicago, IL 60631 (773) 631-8300 (p)	True Owner	Bradley C. Rule, D.D.S. 6475 Washington St Gurnee, IL 60031 (847) 662-7717 (p) (847) 662-7790 (f)
Recorded Owner	Hunt Club Professional Center LLC 6475 Washington St Gurnee, IL 60031 (847) 662-7717 (p)	Architect	Richard Preves & Assoc PC 704 Florsheim Dr Libertyville, IL 60048 (847) 362-9373 (p)
Property Manager	Bradley C. Rule, D.D.S. 6475 Washington St Gurnee, IL 60031 (847) 662-7717 (p) (847) 662-7790 (f)		

BUILDING NOTES

Excellent professional office space for medical or other professional. Suite 104 is currently built out for chiropractor with waiting area, business area, kitchen, lab, supplies, storage, 4 treatment rooms and 1 lg. office. Ideal for law office

Hunt Club Professional Building is a nice mix use office building with some medical, dental and other professional groups. A one story building with ample parking and an ambiance shown of a professional building. Ownership takes great pride in its building with hands on property management and detail to common areas both inside and out.

Located at Hunt Club Road and Washington Street in Gurnee with easy access to shopping, restaurants, hotels and I-94. 5 minutes to Gurnee Mills and Great America. An ideal location for an established business or a newly formed business

SALE HIGHLIGHTS

- Roof Installed 2020
- Parking Lot Paved and Striped 2023
- Building Built in 2000
- Close Proximity to I-94
- Two Miles From Gurnee Mills Mall & Great America
- New Common Area HVAC Unit Installed 2023

Property Summary Report

1379-1391 St Paul Ave



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1987
RBA	6,976 SF
Stories	1
Typical Floor	6,976 SF
Construction	Masonry

LAND

Land Acres	0.40 AC
Zoning	I-2
Parcels	07-14-202-022

FOR LEASE

Smallest Space	4,140 SF	Office Avail	4,140 SF
Max Contiguous	4,140 SF		
# of Spaces	1		
Vacant	4,140 SF		
Rent	Withheld - CoStar Est. Rent \$14 - 18 (Office)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	4,140	4,140	4,140	Withheld	30 Days	Negotiable

SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active
Last Sale	
Sold Price	\$450,000 (\$64.51/SF)
Date	Aug 2011
Sale Type	Owner User
Financing	Down Payment of \$149,978 (33.33%) 1st Mortgage: Wintrust Mortgage

TRANSPORTATION

Parking	18 available (Surface); Ratio of 2.58/1,000 SF
Commuter Rail	11 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	42 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (37)
Transit Score	Minimal Transit (24)

TENANTS

National Snaffle Bit Association	4,000 SF	Image360	2,976 SF
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Property Summary Report

1379-1391 St Paul Ave



Gurnee, IL 60031 - Far North Submarket

PROPERTY CONTACTS

Sales Company



Lee & Associates
9450 W Bryn Mawr Ave
Rosemont, IL 60018
(773) 355-3000 (p)
(847) 233-0068 (f)

True Owner

National Snaffle Bit Association
1379-1391 St Paul Ave
Gurnee, IL 60031
(847) 623-6722 (p)
(847) 625-7435 (f)

Recorded Owner

National Snaffle Bit Association
1379-1391 St Paul Ave
Gurnee, IL 60031
(847) 623-6722 (p)
(847) 625-7435 (f)

Previous True Owner

The Art Dept., Inc.
1460 St Paul Ave
Gurnee, IL 60031
(847) 249-3313 (p)

Property Manager

National Snaffle Bit Association
1379-1391 St Paul Ave
Gurnee, IL 60031
(847) 623-6722 (p)
(847) 625-7435 (f)

BUILDING NOTES

Two unit office building on outside curve location.

SALE HIGHLIGHTS

- High-profile, free-standing office SF
- Tenant generates monthly income.
- Gurnee location which typically charges lower real estate taxes than adjacent communities.

Property Summary Report

163 N Greenleaf St



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	2007
RBA	4,426 SF
Stories	2
Typical Floor	2,213 SF
Construction	Wood Frame

LAND

Land Acres	0.04 AC
Zoning	O1
Parcels	07-24-300-052

TRANSPORTATION

Parking	5 available (Surface);Ratio of 1.13/1,000 SF
Commuter Rail	10 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (37)
Transit Score	Some Transit (29)

SALE

For Sale	Condo - \$259,900 (\$171.55/SF)
Sale Type	Investment or Owner User
Status	Active

TENANTS

Peklay Surveying Co LTD	1,550 SF
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PROPERTY CONTACTS

Sales Company	Compass 2350 N Lincoln Ave Chicago, IL 60614 (312) 319-1168 (p)	True Owner	Kimbar Inc 588 Kim Ct Gurnee, IL 60031 (847) 529-8116 (p)
Recorded Owner	Kimbar Inc 588 Kim Ct Gurnee, IL 60031 (847) 529-8116 (p)		

Property Summary Report

167 N Greenleaf St



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	2008
RBA	3,000 SF
Stories	2
Typical Floor	1,500 SF
Construction	Wood Frame

LAND

Zoning	O-1
Parcels	07-24-300-054, 07-24-300-055

BUILDING AMENITIES

- 24 Hour Access
- Central Heating
- Air Conditioning
- Natural Light

SALE

For Sale	\$460,000 (\$153.33/SF)
Sale Type	Owner User
Status	Active

TRANSPORTATION

Parking	Ratio of 2.67/1,000 SF
Commuter Rail	10 min drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (37)
Transit Score	Some Transit (29)

PROPERTY CONTACTS

Sales Company	Tri-State Realty, Inc. Gurnee, IL 60031 (847) 360-1375 (p) (847) 360-9667 (f)	Recorded Owner	Soyka Frank C Trust
		Property Manager	Frank Soyka 1099 N Corporate Cir Grayslake, IL 60030 (847) 514-7881 (p)
Previous True Owner	Frank Soyka 1099 N Corporate Cir Grayslake, IL 60030 (847) 514-7881 (p)		

SALE HIGHLIGHTS

- Build out the space to your company's exact specifications
- Building divided into two units for user/investor
- Prime location just west of Route 41 & Washington St intersection

Property Summary Report

5631 Manchester Dr



Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	2 Star Assisted Living
Year Built	1990
GBA	4,496 SF
Stories	1
Typical Floor	4,250 SF
Construction	Masonry

LAND

Land Acres	0.84 AC
Zoning	C/B2, Gurnee
Parcels	07-27-301-045

SALE

For Sale	\$925,000 (\$205.74/SF)
Sale Type	Investment or Owner User
Status	Under Contract
Last Sale	
Sold Price	Not Disclosed
Date	Feb 2017
Sale Type	Investment
Cap Rate	7.50%

TRANSPORTATION

Parking	Ratio of 2.12/1,000 SF
Commuter Rail	8 min drive to Libertyville Station (Milwaukee District North Line)
Airport	40 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (27)

TENANTS

Patti'cake Childcare & Prschl	4,496 SF
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PROPERTY CONTACTS

Sales Company	eXp Realty 50 S Main St Naperville, IL 60540 (888) 574-9405 (p)
True Owner	Gabriel Bershadsky 1301 N Western Ave Lake Forest, IL 60045 (312) 543-4404 (p)
Previous True Owner	William McNeely & Patricia McNeely 2410 Washington St Waukegan, IL 60085 (847) 625-1525 (p)

Sales Company	Senior Care Realty by eXp Commercial Sun Prairie, WI 53590 (608) 825-4200 (p) (608) 237-2010 (f)
Recorded Owner	Robmax Dev Llc 1930 Cavell Ave Highland Park, IL 60035
Previous True Owner	Eye on Real Estate, LLC 12 W Mesquite Blvd Mesquite, NV 89027 (630) 850-9550 (p)

Property Summary Report

5631 Manchester Dr



Gurnee, IL 60031 - Far North Submarket

BUILDING NOTES

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

SALE HIGHLIGHTS

- Turnkey Senior Housing Facility
- Fully Renovated
- Could be repurposed for SUDs, Mental Health, Medical Clinic, or Day Care Center
- Great Location

Property Summary Report

223 N Milwaukee Ave

Gurnee, IL 60031 - Far North Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1941
Year Renov	1996
RBA	5,320 SF
Stories	2
Typical Floor	2,660 SF
Construction	Masonry

LAND

Land Acres	0.92 AC
Zoning	O-1
Parcels	07-22-401-011

SALE

For Sale	\$1 (\$0.00/SF)
Sale Type	Investment or Owner User
Status	Active

BUILDING AMENITIES

- Signage

TRANSPORTATION

Parking	23 available (Surface);Ratio of 4.69/1,000 SF
Commuter Rail	10 min drive to Libertyville Station (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (41)
Transit Score	Some Transit (26)

TENANTS

Tomei Law	1,064 SF	Indian Creek Realty	500 SF
La Gabri-elle Language School	500 SF	Synergy HomeCare	500 SF
Velocity Sales Marketing	500 SF		

Property Summary Report

223 N Milwaukee Ave



Gurnee, IL 60031 - Far North Submarket

PROPERTY CONTACTS

Sales Company	Troy Realty 6625 N Avondale Ave Chicago, IL 60631 (773) 792-3000 (p) (773) 792-8872 (f)	True Owner	Donna Tomei 223 N II Route 21 Gurnee, IL 60031 (847) 336-8595 (p)
Recorded Owner	Donna Tomei 223 N II Route 21 Gurnee, IL 60031 (847) 336-8595 (p)		