

# OFFICE

**FOR LEASE – 494 to 3,584 SQ. FT. AVAILABLE  
2031 E GRAND AVENUE LINDENHURST, IL**



High visibility unit with nice window line. Unit entrance just inside the main building entrance. Great location across the street from RJ's Eatery, Sand Lake, and CVS Pharmacy. Highly visible tenant monument sign on Grand Avenue.

## Building Features

### AVAILABILITY

Suite 400: 494 Sq. Ft. - \$18.80 per Sq. Ft. Modified Gross

Suite 301: 1,284 Sq. Ft. - \$28.00 per Sq. Ft. Modified Gross

Suite 401: 1,806 Sq. Ft. - \$25.00 per Sq. Ft. Modified Gross

Building Size: 23,167 Sq. Ft. (Approximate)

Description: Masonry Construction

Parking: Ample

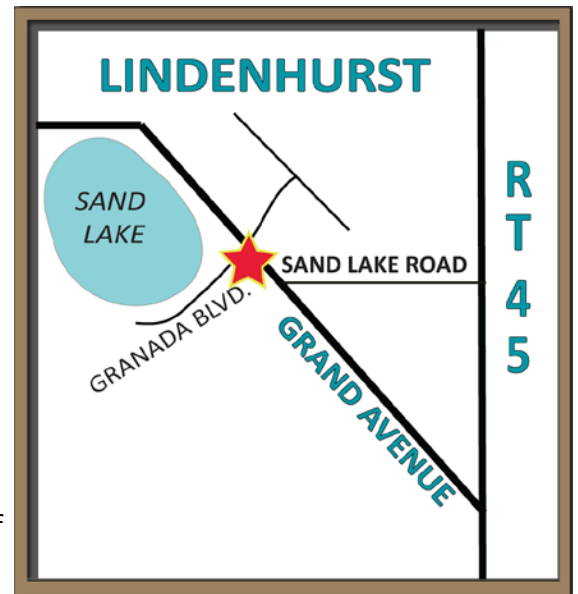
Year Built: 1989

Utilities: Suite 400 & Suite 401 - Separately Metered  
Suite 301 - Included in Rent

Taxes: Current year stop to be included in rent

Op. Expenses: Current year stop to be included in rent

Remarks: Suites 301, 400 & 401 can be combined for a total of 3,584 Sq. Ft. for either medical or office space.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

**TRI STATE REALTY**  
**TSR**

## CONTACT

**Robert Elbrecht**

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Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

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**FOR LEASE**  
**494 – 3,584 Sq. Ft.**  
**2031 E. Grand Avenue**  
**Lindenhurst, Illinois**

**Available:** Suite 400 – 494 Sq. Ft.  
Suite 301 – 1,284 Sq. Ft.  
Suite 401 – 1,806 Sq. Ft.

**Building Size:** 23,167 Sq. Ft. (Approximate)

**Description:** Masonry Construction

**Parking:** Ample

**Year Built:** 1989

**Utilities:** Suite 400 & 401 Separately Metered  
Suite 301 - Included in Rent

**Build Out Allowance:** Existing Suites

**Lease Price:** Suite 400 – \$18.80 per Sq. Ft. Modified Gross  
Suite 301 – \$28.00 per Sq. Ft. Modified Gross  
Suite 401 – \$25.00 per Sq. Ft. Modified Gross

**Sale Price:** NFS

**Taxes:** Current Year Stop to be included in rent

**Operating Expenses:** Current Year Stop to be included in rent

**Remarks:** Existing office & medical space can accommodate a variety of office uses & medical practices and services. Great location across the street from RJ's Eatery, Sand Lake, and CVS Pharmacy. Highly visible tenant monument sign fronting Grand Avenue. Suites 301, 400 & 401 can be combined for a total of 3,584 Sq. Ft. for either medical or office space.

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## FLOOR PLAN - 2031 E. GRAND AVENUE LINDENHURST, ILLINOIS



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