



**15,500 S.F. Office Bldg.
144 Commerce Drive
Grayslake, IL 60030**

Description:	Modern one story 5-unit Divisible office Building.		
Office Units Available:	Unit A-1,370 S.F.	Unit B-1,564 S.F.	Unit C-1,458 S.F.
	Unit D-1,432 S.F.	Balance of Bldg. 9,700 S.F. Divisible	
Parking:	38		
Elevator:	No		
Ceiling Heights:	12'		
Outdoor Playground:	3,000 sf		
Real Estate Tax:	Most Recent Annual \$52,048 or \$3.36 P.S.F.		
CAM:	Most Recent Annual \$7,750 (\$.50 P.S.F.)		
Asking Rental:	\$15 P.S.F. Gross (\$11.14 P.S.F. Net)		
Asking Sales Price:	\$1,800,000 (\$116.12 P.S.F.) Price Reduced \$1,600,000 (\$103.22 P.S.F.)		
Projected NOI:	\$172,670		
Projected ROI:	10.79%		
Contact:	Romeo Mura, Phone: 847-858-9827, E-Mail, rmura@ccrofchicago.com Gary Sloan, Phone 847-452-2463, E-Mail gsloan@ccrofchicago.com		

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