

Lake County Farm Bureau Building

OFFICE SPACE FOR LEASE

70 US Highway 45
Grayslake, IL 60030

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HIGHLIGHTS

- Move-in ready office spaces
- High-visibility location on Route 45
- Renovated in 2024
- Electric, water, and gas included in rent
- Excellent exterior signage
- Ample parking



Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
200		1	800 SF	\$17.00 PSF (Yearly)	FS	Unit includes a reception area and 2 private offices.
201		1	1,250 SF	\$17.00 PSF (Yearly)	FS	Unit includes a large open work area, 3 private offices, and a storage/data room.
206		1	250 SF	\$600 Rent (Monthly)	FS	Large private office.
215		1	4,100 SF	\$15.00 PSF (Yearly)	FS	Unit includes 16 private furnished offices, 2 conference rooms, and a large reception area. Direct entry into the space from the parking lot.

PROPERTY FEATURES

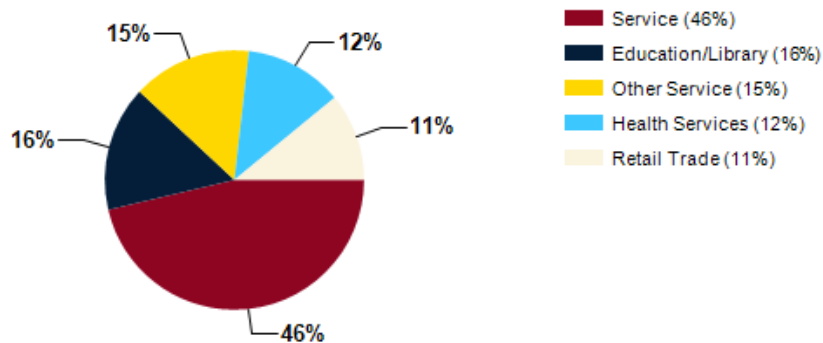
BUILDING SF	13,851
LAND ACRES	3.57
YEAR BUILT	1955
YEAR RENOVATED	2024
ZONING TYPE	GB
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	46

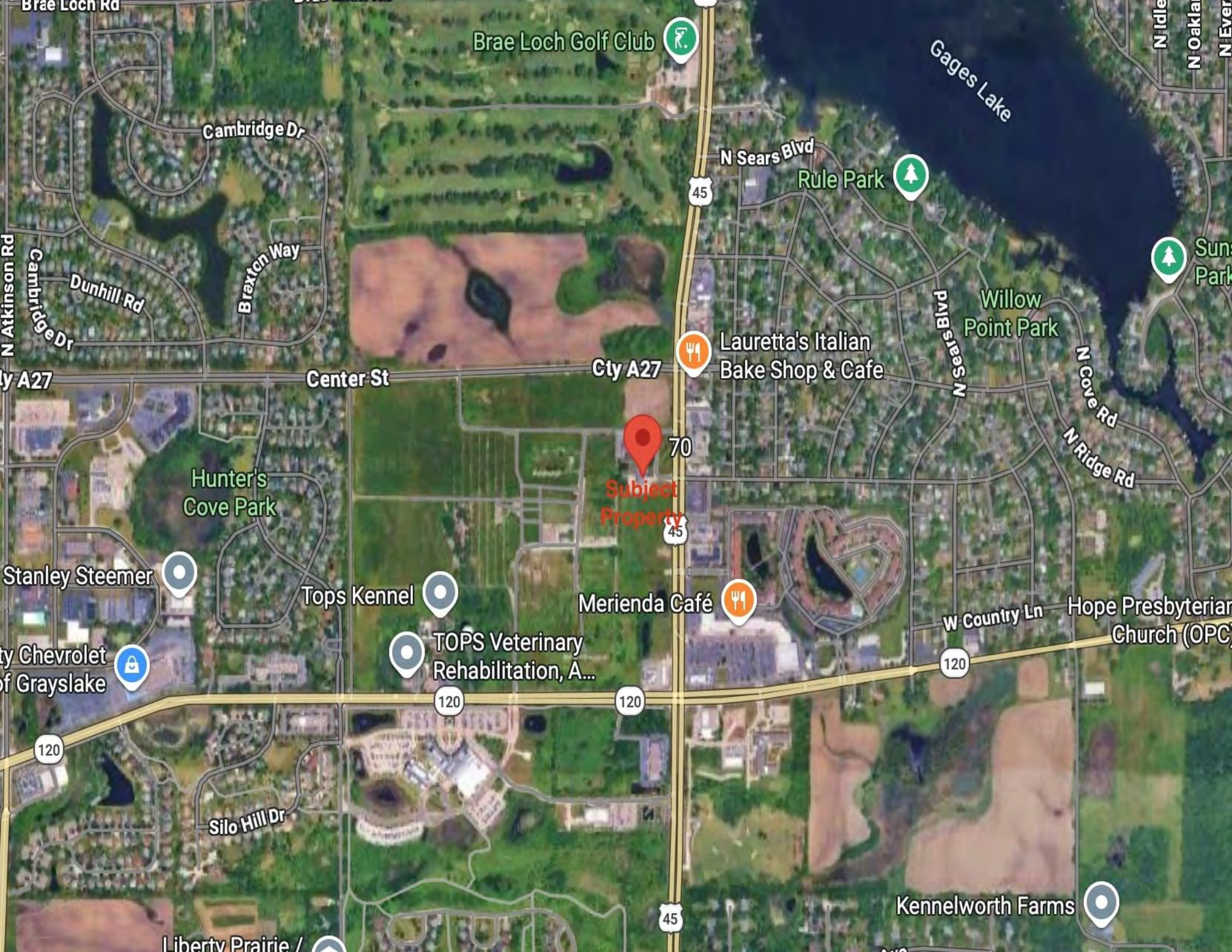


Property Summary

- Newly renovated office suites are now available for lease at the well-located Lake County Farm Bureau Building. Situated along the west side of Route 45, the property offers excellent accessibility just 0.25 miles north of Route 120 and approximately 1 mile south of the College of Lake County.
- All office suites and common areas were fully renovated in 2024, delivering modern, professional space in true move-in ready condition. Bright, energy-efficient LED lighting enhances the workspace throughout, creating a clean and productive environment.
- Tenants benefit from shared amenities including a break room and two restrooms. The lease rate is all-inclusive, covering utilities for simplified budgeting, with tenants responsible only for their own phone, internet, and janitorial services.
- The property offers outstanding visibility with signage opportunities available on both the prominent pylon sign along Route 45 and the building exterior. Easy access from both northbound and southbound traffic makes this an ideal location for businesses seeking convenience and exposure.

Major Industries by Employee Count





Brae Loch Golf Club

Gages Lake

Cambridge Dr

N Sears Blvd

Rule Park

N Atkinson Rd
Cambridge Dr
Dunhill Rd

Brexton Way

City A27

Center St

City A27

Laretta's Italian
Bake Shop & Cafe

Willow
Point Park

N Cove Rd
N Ridge Rd

Hunter's
Cove Park

70

Subject
Property

Stanley Steamer

Tops Kennel

Merienda Café

City Chevrolet
of Grayslake

TOPS Veterinary
Rehabilitation, A...

W Country Ln

Hope Presbyterian
Church (OPC)

120

120

120

120

Silo Hill Dr

45

Kennelworth Farms

Liberty Prairie /



Unit 201 - Open Work Area



Unit 201 - Office #1



Unit 201 - Office #2



Unit 201 - Office #3



Unit 215 - Reception Area



Unit 215 - Conference Room



Unit 215 - Large Office



Unit 215 - Standard Office



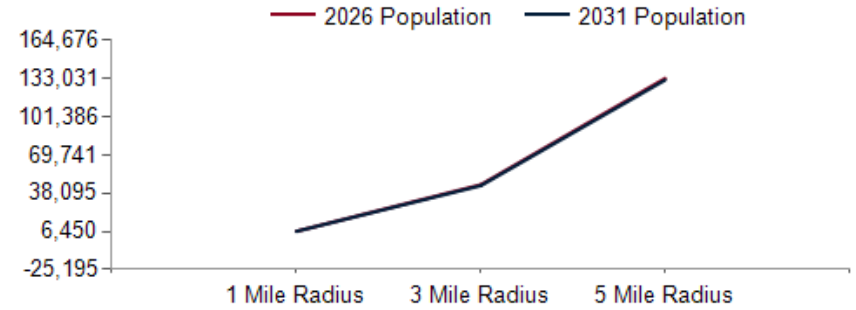
Common Break Room



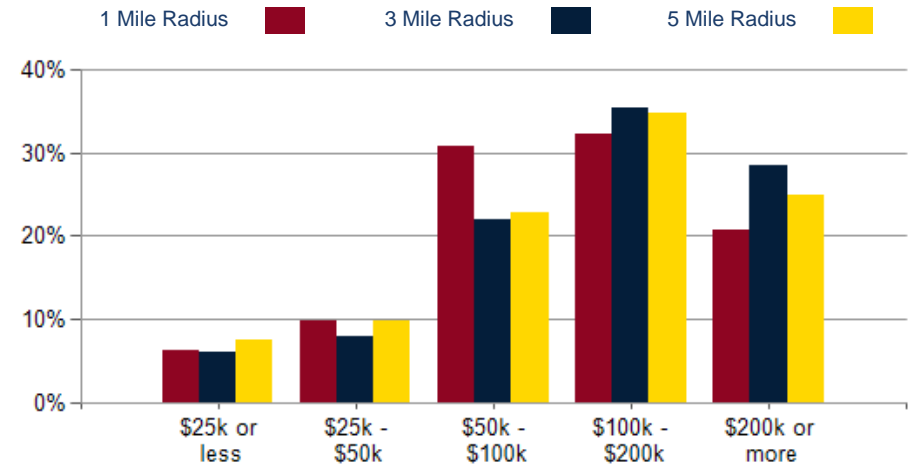
Washroom

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,583	43,082	119,411
2010 Population	6,666	46,052	135,908
2026 Population	6,565	45,024	133,031
2031 Population	6,450	44,308	131,683
2026 African American	317	2,228	6,476
2026 American Indian	53	199	1,085
2026 Asian	407	4,547	12,277
2026 Hispanic	1,249	6,472	31,453
2026 Other Race	521	2,511	14,312
2026 White	4,583	31,097	82,714
2026 Multiracial	682	4,423	16,084
2026-2031: Population: Growth Rate	-1.75%	-1.60%	-1.00%

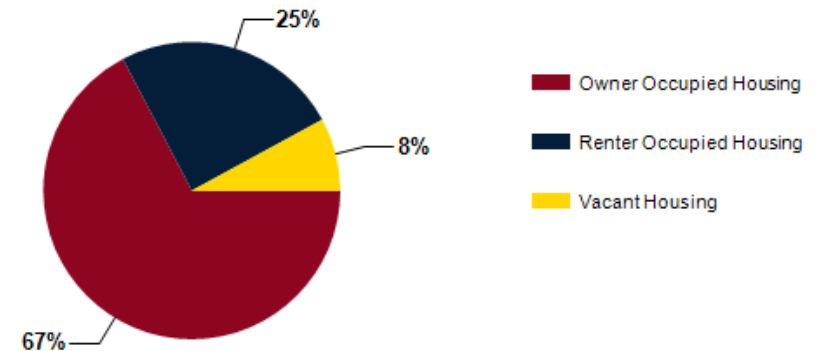
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	84	509	1,755
\$15,000-\$24,999	74	554	2,002
\$25,000-\$34,999	83	404	1,380
\$35,000-\$49,999	162	980	3,498
\$50,000-\$74,999	455	2,030	6,144
\$75,000-\$99,999	318	1,776	5,209
\$100,000-\$149,999	446	3,550	10,406
\$150,000-\$199,999	360	2,593	6,857
\$200,000 or greater	519	4,962	12,387
Median HH Income	\$105,889	\$130,603	\$119,174
Average HH Income	\$140,968	\$168,605	\$158,097



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

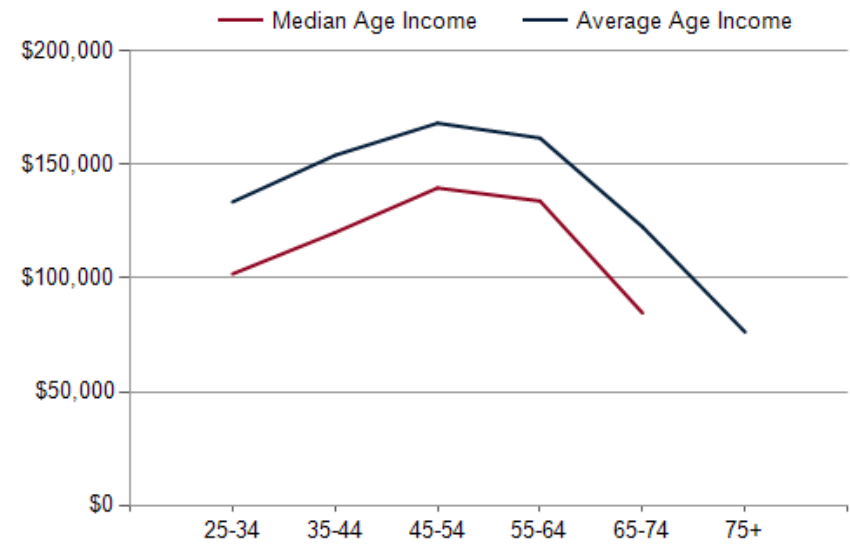
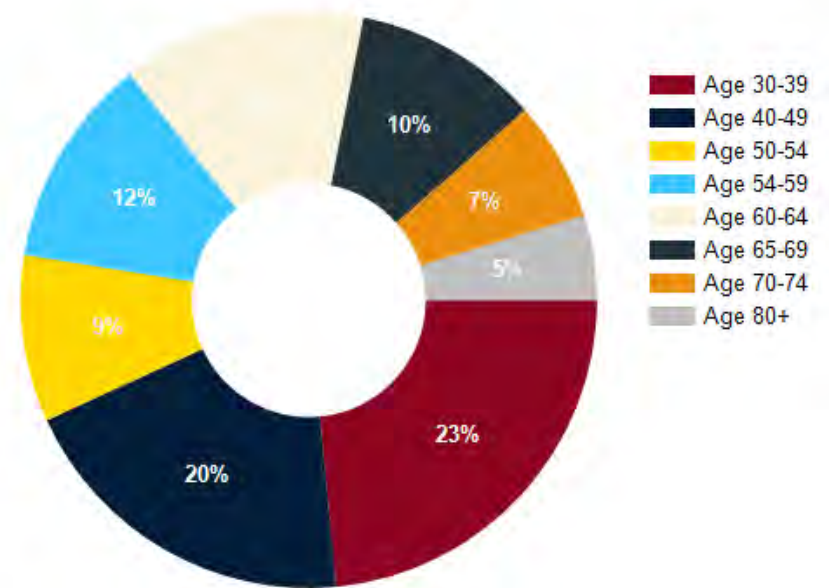


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	498	2,699	8,108
2026 Population Age 35-39	449	2,755	8,112
2026 Population Age 40-44	392	2,946	8,629
2026 Population Age 45-49	401	2,811	8,309
2026 Population Age 50-54	378	2,970	9,005
2026 Population Age 55-59	477	3,310	9,480
2026 Population Age 60-64	552	3,597	9,664
2026 Population Age 65-69	422	3,006	7,954
2026 Population Age 70-74	271	2,132	5,993
2026 Population Age 75-79	192	1,283	4,082
2026 Population Age 80-84	121	846	2,690
2026 Population Age 85+	114	691	2,195
2026 Population Age 18+	5,317	35,818	104,911
2026 Median Age	41	42	41
2031 Median Age	41	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,846	\$123,255	\$117,110
Average Household Income 25-34	\$133,576	\$160,549	\$152,204
Median Household Income 35-44	\$120,072	\$154,053	\$141,609
Average Household Income 35-44	\$154,113	\$188,125	\$177,850
Median Household Income 45-54	\$139,717	\$165,034	\$152,013
Average Household Income 45-54	\$168,262	\$203,198	\$192,112
Median Household Income 55-64	\$133,968	\$160,669	\$145,617
Average Household Income 55-64	\$161,706	\$196,391	\$184,465
Median Household Income 65-74	\$84,653	\$95,793	\$91,314
Average Household Income 65-74	\$122,569	\$132,229	\$127,810
Average Household Income 75+	\$76,267	\$93,935	\$82,813

Population By Age



Lake County Farm Bureau Building

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Exclusively Marketed by:

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