

## Below Market Rental Rates

### Amenities:

- 6,800 – 14,040 Sq. Ft. of Office Space Available
- Property is Adjacent to the Social Security Administration at 1930 N Lewis
- Easy Access to Route 41 & I-94 Interchange
- 5 Minutes to Downtown Waukegan
- Numerous Restaurants & Majors Retailers Nearby
- Ample Parking
- 6.8/1000 Parking Ratio
- VPD of Approximately 23,000 on N Lewis Ave
- Population of Over 92,000 in a 3 Mile Radius
- Bus Route 569 highly accessible

For LEASE \$14 psf MG

## Office Space Available for Lease

Minutes To the Edens Expressway (I-94) &  
Route 41:  
**2000 N Lewis Ave**



4747 W. Peterson Ave.,  
Chicago, IL 60646  
P: 773-736-4100  
E: [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)  
[www.imperialrealtyco.com](http://www.imperialrealtyco.com)

### 2000 N Lewis Ave, Waukegan, IL 60087

**Features Include:** 2000 N Lewis Avenue is a professional 2 story office building available for lease situated just minutes from downtown Waukegan and Route 41 and I-94. The office building is adjacent to the Social Security Administration building at 1930 North Lewis Avenue, and offers an unbelievably large parking lot!

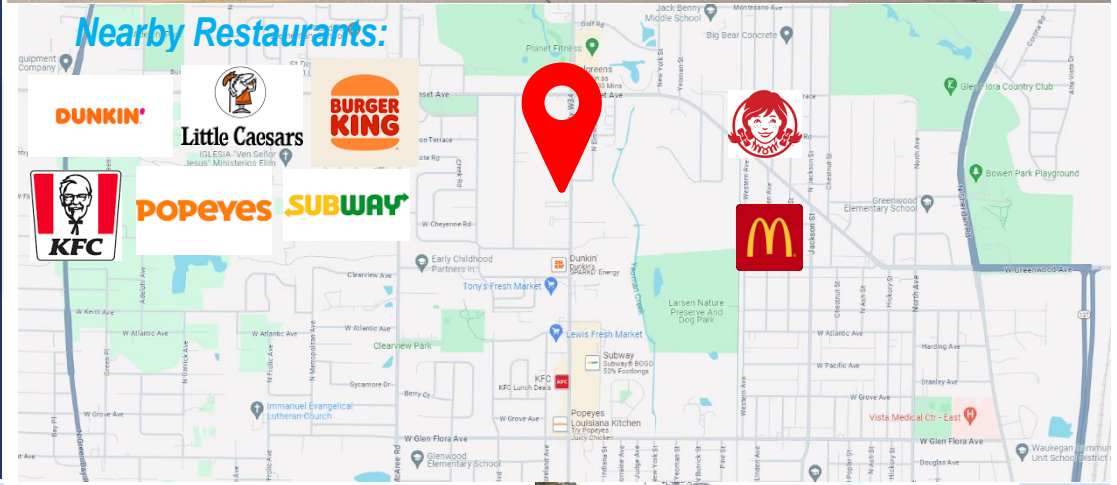
Please call to arrange a private viewing: 773-736-4100 [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

For LEASE \$14 psf MG

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Situated Near Major Retailers: ALDI & Walgreens



2000 N Lewis Ave, Waukegan, IL 60087

**Additional Information:** Waukegan is the largest city and the county seat of Lake County and boasts a commercial and recreation harbor, airport and is served by the Metra train. Population in a 3 mile radius is over 92,000 with a median household income of \$44,661 and an average age of 34.10. Pace Bus provides service to the door.

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