



BAY RIDGE COURT

450 N Green Bay Rd · Waukegan, IL 60085

A **turnkey, move-in-ready office suite** at Bay Ridge Court on Green Bay Road in Waukegan. Approximately **2,000 SF**, most recently occupied by Instaff, already built out with a welcoming reception, **two private offices**, an open desk area, a break room, and **two restrooms** — plug in and go. Immediately available, with Green Bay Road visibility and ample surface parking.

THE SPACE

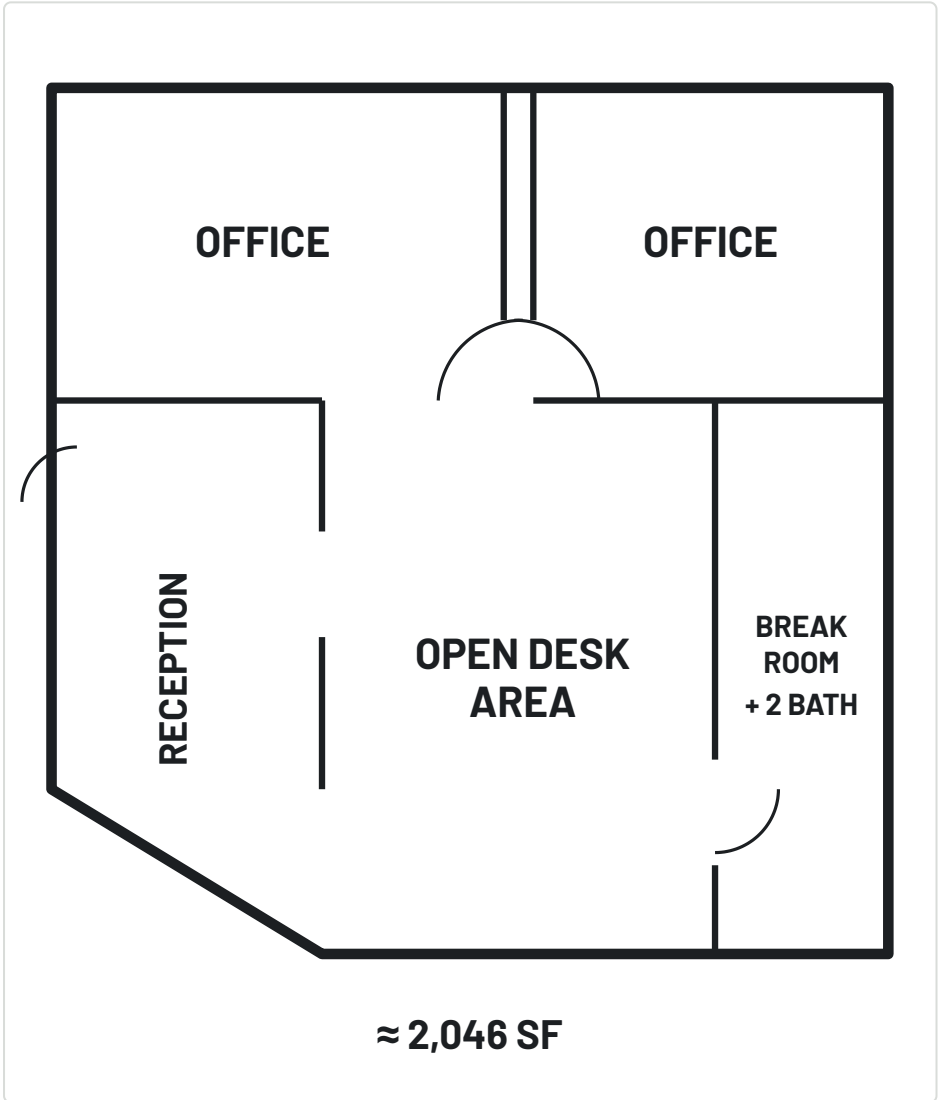
SUITE	SIZE	CONFIGURATION
Office	±2,000 SF	Turnkey office (former Instaff) — reception, 2 private offices, open desk area, break room, 2 restrooms

Immediately available · move-in ready · NNN lease



BUILT-OUT INTERIOR — RECEPTION & OPEN DESK AREA

CONCEPT FLOOR PLAN



Conceptual only · not to scale · not for construction.

PROPERTY FACTS

LEASE RATE	\$14.00 / SF + NNN est. ~\$5.00/SF/yr
AVAILABLE	±2,000 SF turnkey office
CONDITION	Built out former Instaff
DELIVERY	Immediate
FRONTAGE	Green Bay Road Waukegan
PARKING	Ample surface

MOVE-IN READY

Already built out and in good condition — reception, two private offices, an open work area, a break room, and two restrooms. No build-out delay; open your doors right away.



GROUND-FLOOR SUITE · GREEN BAY RD FRONTAGE

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SCHEDULE A TOUR

(630) 405-6535 ext. 8