

1 1232-1280 American Way - American Way Corporate Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **6,294 SF**
Building Status: **Built 2005** Max Contig: **2,300 SF**
Building Size: **22,855 SF** Smallest Space: **1,700 SF**
Typical Floor Size: **11,427 SF** Rent/SF/Yr: **\$22.00 - \$24.50/mg**
Stories: **2** % Leased: **82.5%**
Expenses: **2019 Tax @ \$2.52/sf**
Parking: **79 Surface Spaces are available; Ratio of 8.08/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Resource Commercial Advisors / Ron Roberti (847) 205-5266 -- 6,294 SF (1,700-2,300 SF)**

Building Notes:

Quality Construction, Multi Tenant Office Building on Campus Like Setting. Property features High Quality Exterior and Interior finishes. High-end tenant finished suites with individually controlled HVAC units, 200 Amp service. Well-maintained property and building. Property features 97 parking spaces with 8/1000 parking ratio.

The Village of Libertyville is located in south central Lake County, approximately 37 miles from Chicago 55 Miles from Milwaukee Wisconsin and seven miles west of Lake Michigan. The Village is an established residential community and has traditionally served as a major market and service center for central Lake County. The population of the Village, approximately 22,000 (Census Bureau, 2006 Estimate), has more than doubled since 1960, as the Village has shared in the economic growth of the Chicago metropolitan area. An ongoing effort to restore and preserve historic Libertyville contributes to the traditional home town atmosphere in the Village. Major employers include: Advocate, Condell, Volkswagen, Credit Hollister, Brightstar.

2 1512 Artaius Pky - DS&T Building

Libertyville, IL 60048

Lake County

Building Type: **Class B Office** Space Avail: **1,750 SF**
Building Status: **Built 1985** Max Contig: **1,750 SF**
Building Size: **18,712 SF** Smallest Space: **1,750 SF**
Typical Floor Size: **4,827 SF** Rent/SF/Yr: **\$16.00/nnn**
Stories: **3** % Leased: **90.7%**
Expenses: **2019 Tax @ \$2.80/sf**
Parking: **125 Surface Spaces are available; Ratio of 6.68/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Marling Management, Inc. / Mike Marling (847) 249-8322 -- 1,750 SF (1,750 SF)**

3 100 E Cook Ave - The Schanck Bldg

AKA 500 N Milwaukee Ave
N/E/C
Libertyville, IL 60048
Lake County

Building Type: **Retail/Storefront**
Retail/Office
Building Status: **Built 1910, Renov 2002**
Building Size: **11,677 SF**
Land Area: **0.14 AC**
Stories: **3**
Expenses: **2020 Tax @ \$2.72/sf, 2012 Est Tax @ \$1.74/sf; 2011**
Ops @ \$3.37/sf, 2012 Est Ops @ \$3.37/sf
For Sale: **Not For Sale**

Space Avail: **600 SF**
Max Contig: **600 SF**
Smallest Space: **600 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **Baird & Warner / Bob Krombach (847) 367-1855 X6192 -- 600 SF (600 SF)**

Building Notes:

2002 Renovations include:

New HVAC, Electric, Sprinkler System, and Life Safety
New Lobby, Elevator, and Store Front

Interior: Loft Look, Exposed Brick, and High Ceilings

4 116 E Cook Ave

Libertyville, IL 60048
Lake County

Building Type: **Retail**
Building Status: **Built 1925**
Building Size: **2,250 SF**
Land Area: -
Stories: **2**
Parking: **Ratio of 0.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,125 SF**
Max Contig: **1,125 SF**
Smallest Space: **1,125 SF**
Rent/SF/Yr: **\$28.00/mg**
% Leased: **50.0%**



Landlord Rep: *Company information unavailable at this time*

5 118 E Cook Ave

Libertyville, IL 60048
Lake County

Building Type: **Retail**
Building Status: **Built 1910**
Building Size: **2,250 SF**
Land Area: -
Stories: **2**
Parking: **Ratio of 0.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,100 SF**
Max Contig: **1,100 SF**
Smallest Space: **1,100 SF**
Rent/SF/Yr: **\$22.50/mg**
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

6 150 E Cook Ave

Libertyville, IL 60048

Lake County

Building Type: Class C Office	Space Avail: 682 SF
Building Status: Built 1988	Max Contig: 682 SF
Building Size: 6,140 SF	Smallest Space: 682 SF
Typical Floor Size: 6,140 SF	Rent/SF/Yr: \$22.00/fs
Stories: 1	% Leased: 88.9%
Expenses: 2020 Tax @ \$3.47/sf	
Parking: Ratio of 3.26/1,000 SF	
For Sale: Not For Sale	



Landlord Rep: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 682 SF (682 SF)**

7 1900-1920 Enterprise Ct

Libertyville, IL 60048

Lake County

Building Type: Class B Warehouse	Space Avail: 6,807 SF
Building Status: Built 1980, Renov 1999	Max Contig: 6,807 SF
Building Size: 75,324 SF	Smallest Space: 6,807 SF
Land Area: 3.45 AC	Rent/SF/Yr: \$8.95/fs
Stories: 1	% Leased: 91.0%
Expenses: 2019 Tax @ \$1.16/sf; 2006 Ops @ \$0.43/sf	
Parking: 122 free Surface Spaces are available; Ratio of 1.48/1,000 SF	
For Sale: Not For Sale	



Landlord Rep: **RD Strategic / Rick Delisle (847) 812-8180 -- 6,807 SF /3,355 ofc (6,807 SF)**

Building Notes:

Located just north of Peterson Rd and west of Rt. 45. Office area features above standard levels of finish. Entire warehouse is air-conditioned.

8 728 Florsheim Dr - Florsheim Professional Center

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical** Space Avail: **400 SF**
Building Status: **Built 1997** Max Contig: **200 SF**
Building Size: **6,250 SF** Smallest Space: **200 SF**
Typical Floor Size: **6,250 SF** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **93.6%**
Expenses: **2020 Tax @ \$2.85/sf; 2019 Ops @ \$6.96/sf**
Parking: **31 Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

Premier medical/professional office complex located across from the Libertyville Post Office and minutes from the downtown area. The center is on Artaius Dr off of Milwaukee Ave or Route 21.

Condo Building Features:

- * Cedar shake roof
- * Clad windows
- * Ample file storage
- * Optional loft space
- * Custom grade-build out
- * Garage space
- * Brick construction w/custom floor plans
- * Ideal for medical and professional use

9 890 S Garfield Ave - 890 Professional Medical Office Building

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **4,344 SF**
Building Status: **Built 1980** Max Contig: **2,405 SF**
Building Size: **23,091 SF** Smallest Space: **1,101 SF**
Typical Floor Size: **11,546 SF** Rent/SF/Yr: **Withheld**
Stories: **2** % Leased: **81.2%**
Expenses: **2020 Tax @ \$1.99/sf**
For Sale: **Not For Sale**



Landlord Rep: **Lillibridge Healthcare Services, Inc. / Brian Lauck (630) 324-6953 -- 4,344 SF (1,101-1,939 SF)**

Building Notes:

On-Campus Medical Office Building connected to Advocate Condell Medical Center Hospital. Suites are in move in condition. Electric is separately metered and high-speed internet & cable TV is available.

Building Hours 6 days a week with 24/7 tenant access. Parking is shared with the hospital and valet parking is available.

Located minutes from Route 176 and I-94 interchange. Local amenities include three shopping malls within one half mile. Retail shopping and numerous dining options are within walking distance from subject property. Public transportation is available.

10 1501 Harris Rd - Medline

AKA 1501 Harris Rd

Libertyville, IL 60048

Lake County

Building Type: **Class A Distribution** Space Avail: **335,340 SF**
Building Status: **Built 2007** Max Contig: **335,340 SF**
Building Size: **596,616 SF** Smallest Space: **335,340 SF**
Land Area: **35.56 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2020 Tax @ \$1.27/sf**
Parking: **192 Surface Spaces are available; 82 Industrial Trailer Spaces are available; Ratio of 0.32/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Cushman & Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 -- 335,340 SF /15,000 ofc (335,340 SF)**

11 1800 Hollister Dr - Grand Oaks Health Center

Libertyville, IL 60048

Lake County

Building Type: **Class A Office/Medical** Space Avail: **9,944 SF**
 Building Status: **Built Aug 1998** Max Contig: **8,688 SF**
 Building Size: **57,000 SF** Smallest Space: **1,256 SF**
 Typical Floor Size: **19,000 SF** Rent/SF/Yr: **\$17.00/nnn**
 Stories: **3** % Leased: **82.6%**
 Expenses: **2019 Tax @ \$3.15/sf; 2013 Ops @ \$7.50/sf**
 Parking: **148 Surface Spaces are available; 49 Covered Spaces are available; Ratio of 4.50/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Waveland Property Group / Jonathan Swindle (630) 230-1227 / Kyle Arnold (630) 230-1225 / Conner Stout (630) 230-1224 -- 9,944 SF (1,256-8,688 SF)**

Building Notes:

Health South Day Surgical Facilities available. Located on scenic Des Plaines River. Easy access to expressways. Clear span. Building has hospital-size elevators

12 1900 Hollister Dr - Hawthorn Health Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **6,778 SF**
 Building Status: **Built 1979, Renov 1986** Max Contig: **2,989 SF**
 Building Size: **35,000 SF** Smallest Space: **1,095 SF**
 Typical Floor Size: **11,666 SF** Rent/SF/Yr: **\$14.00/nnn**
 Stories: **3** % Leased: **80.6%**
 Expenses: **2020 Tax @ \$2.71/sf, 2013 Est Tax @ \$3.98/sf**
 Parking: **145 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Waveland Property Group / Jonathan Swindle (630) 230-1227 / Kyle Arnold (630) 230-1225 / Conner Stout (630) 230-1224 -- 6,778 SF (1,095-1,700 SF)**

Building Notes:

Health South Day Surgical Facilities available. Located in a country setting with contemporary architecture. 3 shopping malls within one half mile. Tenant controlled HVAC. Close proximity to public transportation Courier service available. Storage

Features And Amenities:

35-foot interior atrium and dual-glazed reflective glass windows. Landscaped exterior, atrium lobby overlooking the Des Plaines River and forest preserve. Nature walk for tenants and patients. Office space designed on a "medical module" efficient space utilization. An oversized, offset elevator and cab to accommodate medical carts. Public access six days per week, 24 hours per day. A high efficiency HVAC system, utilizing individual controls. Allows tenants to control suites, individual offices. On site storage in lower level at attractive rates. Covered, private inside parking and surface parking for over 200 cars for tenants and patients.

13 1840 Industrial Dr - Wagener Corporate Centre

Libertyville, IL 60048

Lake County

Building Type: **Class C Flex/Showroom** Space Avail: **1,600 SF**
Building Status: **Built 1989** Max Contig: **1,600 SF**
Building Size: **55,100 SF** Smallest Space: **1,600 SF**
Land Area: **4 AC** Rent/SF/Yr: **\$11.25/mg**
Stories: **1** % Leased: **100%**
Expenses: **2020 Tax @ \$1.26/sf, 2013 Est Tax @ \$0.80/sf**
Parking: **124 Surface Spaces are available; Ratio of 2.63/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Wagener Equities Commercial RE Services, Inc. / R.Daniel R. Wagener (847) 816-2621 -- 1,600 SF /425 ofc (1,600 SF)**

Building Notes:

Wagener Corporate Centre is a 55,100 sqft. multi-tenant office/warehouse complex. This upscale business property marries quality construction and functional design to provide Tenants a professional corporate image. The building is also energy efficient and some units have private drive in doors. In addition, the building is situated at Peterson Rd and Route 45 for convenience and easy accessibility. Some corporate neighbors include Motorola and Abbott labs. U.S. mailboxes, UPS, and Federal Express are all on-site.

14 1910 Innovation Way - Innovation Park

Libertyville, IL 60048

Lake County

Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **98,376 SF**
Max Contig: **98,376 SF**
Building Status: **Built 1992, Renov 2015** Smallest Space: **25,000 SF**
Building Size: **349,286 SF** Rent/SF/Yr: **Withheld**
Typical Floor Size: **174,643 SF** % Leased: **71.8%**
Stories: **2**
Expenses: **2019 Tax @ \$1.80/sf**
Parking: **50 Surface Spaces are available; Ratio of 0.14/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 -- 98,376 SF (25,000-98,376 SF)**

15 1930 Innovation Way - WareSpace Libertyville

Libertyville, IL 60048

Lake County

Building Type: **Class A Warehouse** Space Avail: **15,100 SF**
Building Status: **Built 1992** Max Contig: **2,000 SF**
Building Size: **100,000 SF** Smallest Space: **100 SF**
Land Area: **25 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **84.9%**
Expenses: **2019 Tax @ \$1.53/sf**
Parking: **232 Surface Spaces are available; Ratio of 2.32/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **WareSpace / Joseph Ely (301) 679-1821 / Jeff Jenkins (443) 878-6579 -- 15,100 SF (100-2,000 SF)**

Building Notes:

The property was renovated in July, 2014 and was turned into "Innovation Park Lake County."

Amenities: WiFi Lounge, Nature Lounge, Sundry Shop, Coffee Shop, Game Room, Day Care, Conference Facility, Fitness Center, On-Site Management, 24-7 Security.

Parking can be expanded to accommodate high density parking requirements.

16 1930 Innovation Way - Innovation Park

Libertyville, IL 60048

Lake County

Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **84,334 SF**
Building Status: **Built 1992, Renov 2015** Max Contig: **60,451 SF**
Building Size: **209,122 SF** Smallest Space: **150 SF**
Typical Floor Size: **118,600 SF** Rent/SF/Yr: **Withheld**
Stories: **2** % Leased: **59.7%**
Expenses: **2019 Tax @ \$3.00/sf**
Parking: **50 Surface Spaces are available; Ratio of 0.24/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 -- 84,334 SF (150-60,451 SF)**

17 1940 Innovation Way - Innovation Park

Libertyville, IL 60048

Lake County

Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **46,827 SF**
Building Status: **Built 1992, Renov 2015** Max Contig: **46,827 SF**
Building Size: **46,827 SF** Smallest Space: **46,827 SF**
Typical Floor Size: **46,827 SF** Rent/SF/Yr: **Withheld**
Stories: **2** % Leased: **0%**
Expenses: **2019 Tax @ \$13.40/sf**
Parking: **50 Surface Spaces are available; Ratio of 1.07/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 -- 46,827 SF (46,827 SF)**

18 1950 Innovation Way - Innovation Park

Libertyville, IL 60048 Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **185,782 SF**
Lake County Building Status: **Built 1992, Renov 2015** Max Contig: **118,582 SF**
Smallest Space: **20,552 SF**
Building Size: **298,128 SF** Rent/SF/Yr: **Withheld**
Typical Floor Size: **74,532 SF** % Leased: **44.6%**
Stories: **4**
Expenses: **2019 Tax @ \$2.11/sf**
Parking: **Ratio of 8.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 -- 165,230 SF (46,648-61,457 SF)**
Sublet Contact: **Newmark / Mitchell Loveman (312) 224-3198 -- 20,552 SF (20,552 SF)**

19 100-130 N Milwaukee Ave - Mil-Park Plaza - Milpark Mall

AKA 306 Peterson 137Hwy Rd Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **6,800 SF**
Libertyville, IL 60048 Building Status: **Built 1954** Max Contig: **6,800 SF**
Lake County Building Size: **40,000 SF** Smallest Space: **6,800 SF**
Land Area: **1.92 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **83.0%**
Expenses: **2020 Tax @ \$0.36/sf**
Parking: **300 Surface Spaces are available; Ratio of 7.50/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Robert Graham (847) 706-4034 -- 6,800 SF (6,800 SF)**

Building Notes:

* Ample parking

20 119-139 N Milwaukee Ave - Libertyville Crossing

AKA 121-139 N Milwaukee Ave Building Type: **Retail/Freestanding** Space Avail: **2,855 SF**
Libertyville, IL 60048 Building Status: **Built 2008** Max Contig: **1,480 SF**
Lake County Building Size: **11,600 SF** Smallest Space: **1,375 SF**
Land Area: **2.10 AC** Rent/SF/Yr: **\$25.00/nnn**
Stories: **1** % Leased: **88.2%**
Expenses: **2020 Tax @ \$12.26/sf**
Parking: **Ratio of 5.86/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Brookline Real Estate / Dominick Cannata (630) 590-5910 X113 / William Lundy (630) 590-5910 / Michael Asfour (708) 691-6880 -- 2,855 SF (1,375-1,480 SF)**

21 200 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
 Building Status: **Built 2000**
 Building Size: **20,692 SF**
 Typical Floor Size: **10,346 SF**
 Stories: **2**
 Expenses: **2020 Tax @ \$1.25/sf**
 For Sale: **Not For Sale**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **\$18.00/fs**
 % Leased: **100%**



Landlord Rep: **CBRE / Robert Graham (847) 706-4034 -- 1,500 SF (1,500 SF)**

22 325 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**
 Building Status: **Built 1980**
 Building Size: **29,328 SF**
 Typical Floor Size: **14,664 SF**
 Stories: **2**
 Expenses: **2020 Tax @ \$4.12/sf, 2012 Est Tax @ \$2.59/sf; 2012 Est Ops @ \$4.81/sf**
 Parking: **117 Surface Spaces are available; Ratio of 3.99/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,922 SF**
 Max Contig: **6,922 SF**
 Smallest Space: **6,922 SF**
 Rent/SF/Yr: **\$23.00/fs**
 % Leased: **76.4%**



Landlord Rep: **CBRE / E.Daniel E. Graham (847) 706-4032 / Robert Graham (847) 706-4034 -- 6,922 SF (6,922 SF)**

Building Notes:

Located in downtown Libertyville near the intersection of Route 176 & Milwaukee Avenue. On-site restaurants, retail and coffee shops nearby. Rare full floor opportunity. Reserved parking available. Fully furnished (24 offices, 36 cubicles, exercise, conference room, training room, large vault, break room). Extensive windowline. Efficient floorplate.

23 406-408 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront Retail/Office**
 Building Status: **Built 1950**
 Building Size: **6,800 SF**
 Land Area: **0.12 AC**
 Stories: **2**
 Expenses: **2019 Tax @ \$2.24/sf**
 Parking: **4 Surface Spaces are available; Ratio of 0.59/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,700 SF**
 Max Contig: **1,700 SF**
 Smallest Space: **1,700 SF**
 Rent/SF/Yr: **\$21.00/mg**
 % Leased: **75.0%**



Landlord Rep: **Frontline Real Estate Partners / Andrew Rubin (224) 628-4005 / Matt Tarshis (847) 780-8065 / Zack Pearlstein (847) 275-6106 / Andrew Picchiatti (847) 602-2005 -- 1,700 SF (1,700 SF)**

24 518-534 N Milwaukee Ave - Proctor Building

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront
Retail/Residential**

Building Status: **Built 1903**

Building Size: **23,898 SF**

Land Area: **0.80 AC**

Stories: **2**

Expenses: **2019 Tax @ \$2.91/sf**

Parking: **50 Surface Spaces are available; Ratio of 2.09/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,495 SF**

Max Contig: **1,495 SF**

Smallest Space: **1,495 SF**

Rent/SF/Yr: **\$23.65/mg**

% Leased: **93.7%**



Landlord Rep: **Troy Realty / Jim Cullen (773) 792-3000 X239 -- 1,495 SF (1,495 SF)**

Building Notes:

Property Description: **RETAIL/HOTEL BUILDING**

25 545-547 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**

Building Status: **Built 1920, Renov 2009**

Building Size: **11,243 SF**

Typical Floor Size: **5,621 SF**

Stories: **2**

Expenses: **2019 Tax @ \$2.24/sf**

Parking: **6 Surface Spaces are available; 360 Covered Spaces are available; Ratio of 32.55/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,583 SF**

Max Contig: **5,583 SF**

Smallest Space: **5,583 SF**

Rent/SF/Yr: **Withheld**

% Leased: **50.3%**



Landlord Rep: **M.e.g. Properties, LLC / Angie O'Hara (847) 549-9511**

Leasing Company: **Eatz & Associates / Ted Aretos (815) 761-8334 -- 5,583 SF (5,583 SF)**

Building Notes:

Property Description: **Free Standing Retail Building**

Property Use Description: **Free Standing Retail Building**

26 602-610 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront
Retail/Residential**

Building Status: **Built 1925**

Building Size: **15,500 SF**

Land Area: **0.42 AC**

Stories: **3**

Expenses: **2020 Tax @ \$2.81/sf**

Parking: **18 free Surface Spaces are available; Ratio of
1.16/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **700 SF**

Max Contig: **700 SF**

Smallest Space: **700 SF**

Rent/SF/Yr: **Withheld**

% Leased: **95.5%**



Landlord Rep: **Jay Roy Company / Jay Roy (608) 247-2860 -- 700 SF (700 SF)**

Building Notes:

Property Description: Storefront Retail/Residential

27 708 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail/Restaurant**

Building Status: **Built 1940**

Building Size: **19,250 SF**

Land Area: **1.01 AC**

Stories: **2**

Expenses: **2020 Tax @ \$1.47/sf**

For Sale: **Not For Sale**

Space Avail: **8,000 SF**

Max Contig: **8,000 SF**

Smallest Space: **8,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **58.4%**



Landlord Rep: **Jay Roy Company / Jay Roy (608) 247-2860 -- 8,000 SF (8,000 SF)**

28 915 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**

Building Status: **Built 1984**

Building Size: **3,300 SF**

Typical Floor Size: **1,650 SF**

Stories: **2**

Expenses: **2020 Tax @ \$9.40/sf**

Parking: **40 Surface Spaces are available; Ratio of
12.12/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,650 SF**

Max Contig: **1,650 SF**

Smallest Space: **1,650 SF**

Rent/SF/Yr: **Withheld**

% Leased: **50.0%**



Landlord Rep: *Company information unavailable at this time*

29 1002 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail/Freestanding**
Building Status: **Built 1959**
Building Size: **1,781 SF**
Land Area: -
Stories: **1**
Expenses: **2020 Tax @ \$1.92/sf**
Parking: **13 Surface Spaces are available; Ratio of 86.67/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **450 SF**
Max Contig: **150 SF**
Smallest Space: **150 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **Mr. Cass / Cass (847) 687-6255**
Sublet Contact: **Insure Your Future / Rene Apack (847) 917-4870 April Ar (847) 917-4870 -- 450 SF (150 SF)**

30 1037-1047 N Milwaukee Ave - Win-Mil Point

Libertyville, IL 60048

Lake County

Building Type: **Retail/Freestanding (Strip Ctr)**
Building Status: **Built 1989**
Building Size: **3,368 SF**
Land Area: **0.90 AC**
Stories: **1**
Expenses: **2020 Tax @ \$10.43/sf**
Parking: **41 Surface Spaces are available; Ratio of 3.53/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,420 SF**
Max Contig: **2,420 SF**
Smallest Space: **2,420 SF**
Rent/SF/Yr: **Withheld**
% Leased: **28.2%**



Landlord Rep: **Frontline Real Estate Partners / Matt Tarshis (847) 780-8065 / Andrew Rubin (224) 628-4005 / Zack Pearlstein (847) 275-6106 -- 2,420 SF (2,420 SF)**

31 1200 N Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail**
Building Status: **Built 1990, Renov 2010**
Building Size: **5,000 SF**
Land Area: **0.82 AC**
Stories: **1**
Expenses: **2020 Tax @ \$13.20/nnn**
Parking: **40 Surface Spaces are available; Ratio of 8.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,000 SF**
Max Contig: **5,000 SF**
Smallest Space: **5,000 SF**
Rent/SF/Yr: **\$13.20/nnn**
% Leased: **0%**



Landlord Rep: **Coldwell Banker Commercial Realty / Lisa Gagliano (847) 382-3600 -- 5,000 SF (5,000 SF)**

32 1585 N Milwaukee Ave - Parkview Office Plaza

Libertyville, IL 60048

Lake County

Building Type: **Class A Office**
Building Status: **Built 1980**
Building Size: **20,366 SF**
Typical Floor Size: **1,300 SF**
Stories: **1**
Expenses: **2020 Tax @ \$2.87/sf**
Parking: **87 Surface Spaces are available; Ratio of 4.27/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,700 SF**
Max Contig: **1,700 SF**
Smallest Space: **1,700 SF**
Rent/SF/Yr: **\$13.00/nnn**
% Leased: **100%**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

* Conveniently located near:
Hawthorn Shopping Center
Butterfield Plaza Shopping Center
Downtown Libertyville
Condell Medical Center
Across from Adler Park

* Low Lake County taxes

33 1742-1768 N Milwaukee Ave - Adler Square

Libertyville, IL 60048

Lake County

Building Type: **Retail/(Neighborhood Ctr)**
Building Status: **Built 2003**
Building Size: **19,495 SF**
Land Area: **1.93 AC**
Stories: **1**
Expenses: **2020 Tax @ \$4.77/sf, 2011 Est Tax @ \$4.23/sf; 2013 Ops @ \$3.30/sf, 2011 Est Ops @ \$3.11/sf**
Parking: **77 free Surface Spaces are available; Ratio of 3.74/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,927 SF**
Max Contig: **6,844 SF**
Smallest Space: **1,083 SF**
Rent/SF/Yr: **\$18.00 - \$22.00/nnn**
% Leased: **73.3%**



Landlord Rep: **Cornerstone Commercial Partners II, LLC / Peter Karlis (312) 348-1000 X2 -- 7,927 SF (1,083-4,126 SF)**

34 200-218 S Milwaukee Ave - @Properties Square

Libertyville, IL 60048

Lake County

Building Type: **Retail**
Building Status: **Built 2001**
Building Size: **11,614 SF**
Land Area: **1.03 AC**
Stories: **1**
Expenses: **2020 Tax @ \$4.21/sf**
Parking: **52 Surface Spaces are available; Ratio of 4.47/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **Withheld**
% Leased: **87.1%**



Landlord Rep: **Caton Commercial Real Estate Group / Rich Bowden (815) 828-5537 -- 1,500 SF (1,500 SF)**

Building Notes:

On Milwaukee Avenue, south of Route 176, east side of "Shepards Square".

35 712 S Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical**
Building Status: **Built 2004**
Building Size: **9,700 SF**
Typical Floor Size: **4,850 SF**
Stories: **2**
Expenses: **2020 Tax @ \$0.01/sf**
Parking: **35 Surface Spaces are available; Ratio of 3.61/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **9,000 SF**
Max Contig: **9,000 SF**
Smallest Space: **4,850 SF**
Rent/SF/Yr: **Withheld**
% Leased: **7.2%**



Landlord Rep: *Company information unavailable at this time*

Building Notes:

New renovation including roof, parking lot, signage, HVAC, etc

Great access and visibility on Milwaukee Ave near Condell Hospital

Approximately 30,000 cars per day drive by the site

Low taxes

Zoned C-3 (allows office/retail and residential above the first floor)

Please be discreet when viewing- the toy store business is not a part of the sale.

36 755 S Milwaukee Ave - Advocate Condell Medical Campus

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **21,277 SF**
Building Status: **Built 1979, Renov May 2021** Max Contig: **12,136 SF**
Building Size: **47,401 SF** Smallest Space: **1,059 SF**
Typical Floor Size: **23,701 SF** Rent/SF/Yr: **Withheld**
Stories: **2** % Leased: **55.1%**
Expenses: **2020 Tax @ \$0.12/sf**
Parking: **Ratio of 0.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Lillibridge Healthcare Services, Inc. / Brian Lauck (630) 324-6953 -- 21,277 SF (1,059-3,907 SF)**

Building Notes:

The Libertyville Corporate Center, located in the heart of Libertyville and Lake County, is an all brick building with a 2 story atrium in a landscaped, park-like setting. On-Campus Medical Office Building with Advocate Condell Medical Center affiliation. Suites are in move in condition. Electric is separately metered and high-speed internet and cable TV is available. Building Hours 6 days a week with 24/7 tenant access.

37 800 S Milwaukee Ave - 800 S Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical** Space Avail: **14,548 SF**
Building Status: **Built 1979** Max Contig: **4,188 SF**
Building Size: **36,642 SF** Smallest Space: **944 SF**
Typical Floor Size: **16,900 SF** Rent/SF/Yr: **\$13.00**
Stories: **2** % Leased: **86.7%**
Expenses: **2020 Tax @ \$1.70/sf; 2010 Ops @ \$5.40/sf**
Parking: **166 Surface Spaces are available; Ratio of 4.53/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **BREIS Barrington RE Investment Services LLC / Joshua Smith (847) 847-7202 X2 / David Smith (847) 847-7202 -- 14,548 SF (944-4,188 SF)**

38 820-890 S Milwaukee Ave - Cambridge Plaza

AKA 820-840 N Milwaukee Ave
N/E/C
Libertyville, IL 60048
Lake County

Building Type: **Retail/(Neighborhood Ctr)**
Building Status: **Built 1979, Renov 2000**
Building Size: **36,642 SF**
Land Area: **8.00 AC**
Stories: **1**
Expenses: **2015 Tax @ \$3.38/sf**
Parking: **286 Surface Spaces are available; Ratio of 5.92/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,850 SF**
Max Contig: **4,800 SF**
Smallest Space: **970 SF**
Rent/SF/Yr: **\$12.00/nnn**
% Leased: **78.6%**



Landlord Rep: **BREIS Barrington RE Investment Services LLC / Joshua Smith (847) 847-7202 X2 / David Smith (847) 847-7202 -- 7,850 SF (970-4,800 SF)**

Building Notes:

Cambridge Plaza is in a shopping center location with Milwaukee Avenue exposure. It is adjacent to a fully leased office project.

39 902-918 S Milwaukee Ave - Liberty Mill Plaza

Libertyville, IL 60048
Lake County

Building Type: **Retail/Freestanding (Neighborhood Ctr)**
Building Status: **Built 1974**
Building Size: **34,367 SF**
Land Area: **7.90 AC**
Stories: **1**
Expenses: **2019 Tax @ \$6.72/sf**
Parking: **178 Surface Spaces are available; Ratio of 1.73/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,500 SF**
Max Contig: **7,500 SF**
Smallest Space: **3,500 SF**
Rent/SF/Yr: **\$15.00/nnn**
% Leased: **78.2%**



Landlord Rep: **Re/Max Showcase / Jeff Bell (847) 596-6100 -- 7,500 SF (3,500-7,500 SF)**

40 1113 S Milwaukee Ave - Forum Square II - Forum Square

Libertyville, IL 60048

Lake County

Building Type: **Class B Office** Space Avail: **2,387 SF**
Building Status: **Built 1987, Renov 2016** Max Contig: **682 SF**
Building Size: **25,992 SF** Smallest Space: **525 SF**
Typical Floor Size: **8,664 SF** Rent/SF/Yr: **\$20.00/mg**
Stories: **3** % Leased: **93.2%**
Expenses: **2020 Tax @ \$0.05/sf; 2011 Ops @ \$5.35/sf, 2012 Est Ops @ \$5.35/sf**
Parking: **84 Surface Spaces are available; Ratio of 3.23/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325 / Robb Satten (847) 875-8201 -- 2,387 SF (525-682 SF)**

Building Notes:

- * Energy saving glare-controlled tinted glass with mini-blinds on all windows
- * Handicap accessible
- * Lighted parking
- * Minutes from I-294

41 1117 S Milwaukee Ave - Forum Square I Bldg. A - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **10,536 SF**
Building Status: **Built 1981** Max Contig: **3,866 SF**
Building Size: **14,475 SF** Smallest Space: **410 SF**
Typical Floor Size: **14,475 SF** Rent/SF/Yr: **\$12.00 - \$13.00/nn**
Stories: **1** % Leased: **100%**
Expenses: **2020 Tax @ \$1.30/sf, 2012 Est Tax @ \$3.14/sf; 2020 Ops @ \$0.30/sf, 2012 Est Ops @ \$1.73/sf**
Parking: **56 Surface Spaces are available; Ratio of 3.87/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**

Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 10,536 SF (410-3,866 SF)**

Building Notes:

- * Central atrium
- * Ample private parking surrounds the entire facility
- * Courier service available
- * Buildings A,B,C, & D have a combined square footage of 50,186 sf

42 1117 S Milwaukee Ave - Forum Square I, Bldg D - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
Building Status: **Built 1981**
Building Size: **14,475 SF**
Typical Floor Size: **14,475 SF**
Stories: **1**
Expenses: **2020 Tax @ \$1.20/sf, 2012 Est Tax @ \$3.14/sf; 2012 Est Ops @ \$1.73/sf**
Parking: **68 Surface Spaces are available; Ratio of 4.70/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **8,966 SF**
Max Contig: **3,800 SF**
Smallest Space: **481 SF**
Rent/SF/Yr: **\$12.00 - \$13.00/nn**
% Leased: **100%**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**
Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 8,966 SF (481-3,800 SF)**

Building Notes:

Building D's features include a central atrium, ample parking surrounding the entire facility, and available courier service. Buildings A, B, C, & D have a combined square footage of 51,186 square feet.

43 1117 S Milwaukee Ave - Forum Square Bldg C - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
Building Status: **Built 1981**
Building Size: **14,075 SF**
Typical Floor Size: **14,075 SF**
Stories: **1**
Expenses: **2020 Tax @ \$1.23/sf, 2012 Est Tax @ \$3.39/sf; 2020 Ops @ \$0.30/sf, 2012 Est Ops @ \$1.78/sf**
Parking: **67 Surface Spaces are available; Ratio of 4.76/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **14,075 SF**
Max Contig: **14,075 SF**
Smallest Space: **14,075 SF**
Rent/SF/Yr: **\$12.00/nn**
% Leased: **0%**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**
Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 14,075 SF (14,075 SF)**

Building Notes:

- * Central atrium
- * Ample private parking surrounds the entire facility
- * Courier service available
- * Buildings A,B,C, & D have a combined square footage of 51,186 sf

44 1117 S Milwaukee Ave - Forum Square I Bldg. B - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
Building Status: **Built 1981**
Building Size: **14,475 SF**
Typical Floor Size: **14,475 SF**
Stories: **1**
Expenses: **2020 Tax @ \$1.30/sf, 1997 Est Tax @ \$1.29/sf; 1997 Est Ops @ \$1.62/sf**
Parking: **56 Surface Spaces are available; Ratio of 3.87/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **6,036 SF**
Max Contig: **1,989 SF**
Smallest Space: **655 SF**
Rent/SF/Yr: **\$12.00 - \$13.00/nn**
% Leased: **83.4%**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**
Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 6,036 SF (655-1,229 SF)**

Building Notes:

Building B's features include a central atrium, ample parking surrounding the entire facility, and available courier service. The combined square footage of buildings A,B,C, & D is 51,186 square feet.

45 1119 S Milwaukee Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail/Auto Dealership**
Building Status: **Built 1996**
Building Size: **14,000 SF**
Land Area: **2.49 AC**
Stories: **2**
Expenses: **2020 Tax @ \$1.92/sf**
Parking: **Ratio of 5.57/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **14,000 SF**
Max Contig: **14,000 SF**
Smallest Space: **14,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

46 1125-1199 S Milwaukee Ave - Greentree Plaza

N/W/C
Libertyville, IL 60048
Lake County

Building Type: **Retail/(Neighborhood Ctr)**
Building Status: **Existing**
Building Size: **101,210 SF**
Land Area: **9.70 AC**
Stories: **1**
Expenses: **2020 Tax @ \$3.09/sf; 2010 Combined Est Tax/Ops @ \$3.46/sf**
Parking: **316 Surface Spaces are available; Ratio of 4.20/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **25,144 SF**
Max Contig: **11,600 SF**
Smallest Space: **3,044 SF**
Rent/SF/Yr: **\$15.00/nnn**
% Leased: **75.2%**



Landlord Rep: **Seneca Real Estate Group, LLC / Joe Padorr (312) 316-2300 -- 25,144 SF (3,044-11,600 SF)**

Building Notes:

107,500 sf neighborhood shopping center anchored by X-Sport Fitness with co-tenant that include Coldwell Banker, O'Reilly's Furniture, 4-paws Animal Hospital, Burt's Deli, Bakers Square and Bank Financial. Large parking field (445 spaces) with great street presence, visibility and access.

Located on Milwaukee Ave. south of Downtown Libertyville. Area is known for its many new car dealerships and heavy retail shopping centers. Heavy traffic along Milwaukee (approx 33,500 VPD)

47 1300-1406 S Milwaukee Ave - Red Top Plaza

AKA 1300 N Milwaukee Ave
Libertyville, IL 60048
Lake County

Building Type: **Retail/(Community Ctr)**
Building Status: **Built 1981, Renov 1990**
Building Size: **121,740 SF**
Land Area: **12.15 AC**
Stories: **1**
Expenses: **2020 Tax @ \$3.13/sf; 2011 Ops @ \$3.41/sf**
Parking: **668 Surface Spaces are available; Ratio of 4.40/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **12,400 SF**
Max Contig: **4,000 SF**
Smallest Space: **800 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **Sterling Organization / Luke Sementa (855) 505-7239 -- 12,400 SF (800-4,000 SF)**

Building Notes:

Southeast corner of Milwaukee Avenue (Rte. 21) and Red Top Drive. Located approximately 2 miles west of I-94, (Tri-State Tollway) and approximately 1.5 miles north of Route 60 on the highly trafficked Milwaukee Avenue corridor.

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**
Building Status: **Built 1980**
Building Size: **63,207 SF**
Typical Floor Size: **1,000 SF**
Stories: **6**
Expenses: **2020 Tax @ \$1.95/sf; 2016 Ops @ \$1.40/sf**
Parking: **290 Surface Spaces are available; Ratio of 3.36/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **15,899 SF**
Max Contig: **2,290 SF**
Smallest Space: **344 SF**
Rent/SF/Yr: **\$16.50/mg**
% Leased: **77.5%**



Landlord Rep: **Focus Commercial Property Management / Sue Nelsen (847) 680-1020 X1 / Connie Gurgul (847) 680-1020 -- 15,899 SF (344-2,290 SF)**

Building Notes:

A landmark building in park-like setting. Amenities include, handicap accessibility, access to public transportation, covered parking, courier services, and an on-site restaurant.

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront**
Retail/Office (Strip Ctr)
 Building Status: **Built 2005**
 Building Size: **20,203 SF**
 Land Area: **2.60 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$2.19/sf, 2011 Est Tax @ \$2.25/sf; 2011 Est Ops @ \$3.15/sf**
 Parking: **118 Surface Spaces are available; Ratio of 5.84/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,209 SF**
 Max Contig: **3,209 SF**
 Smallest Space: **3,209 SF**
 Rent/SF/Yr: **\$13.75/n**
 % Leased: **84.1%**



Landlord Rep: **Colliers / Brad Belden (847) 698-8232 -- 3,209 SF (3,209 SF)**

Building Notes:

- 21,400 gross square foot building
- On 2.54 acres located at the southwest corner of Peterson Road and Northwind Boulevard.
- 86 parking spaces. Land area available for 28 more parking spaces.
- Area for drive-thru on the west end cap.
- All utilities will be fed underground.
- 14 foot floor to bottom of roof panel. 12 foot clear.
- Fully sprinklered.
- Fully irrigated.
- 13 roof top units installed. Average capacity of approximately 1 ton per every 300 square feet.
- Concrete thickness: Slab-on-grade 4", and sidewalks 5".
- Pavement thickness: 3" pavement over 10" compacted stone.
- Fully landscaped.
- Brick veneer exterior with Renaissance Stone masonry units (rocked and sandblasted finishes at base of masonry piers) and split face CMU to match Renaissance Stone masonry.
- 1" tinted insulated glass, non-reflective.
- Anodized aluminum storefront system.
- Hollow metal insulated service doors (3'0x 7

Space available in the retail strip center located across from the Libertyville Sports Complex. New quality construction built in late 2005. Excellent tenant visibility and signage on Peterson Road. Average daily traffic counts at the signalized intersection of W. Peterson Road and U.S. Route 45 are high. Demographic profile boasts a large population with a high average household income. Median single family home values are priced great, making this an affluent area with high levels of discretionary income. In addition, there are a high number of employees in the business surrounding the property. Existing monument sign near the southwest entrance at Shell Drive and Northwind Boulevard.

End cap unit = 1,952 Sf

Prominent center unit = 7,691 SF

Ideal access from Route 45 & Peterson Road; across the street from the Libertyville Sports Complex. Minutes west of I-294.

50 443 E Park Ave

AKA 445 E Park Ave
Libertyville, IL 60048
Lake County

Building Type: **Retail/Storefront**
Retail/Office
Building Status: **Built 1996**
Building Size: **6,000 SF**
Land Area: **0.41 AC**
Stories: **2**
Expenses: **2020 Tax @ \$2.66/sf**
For Sale: **Not For Sale**

Space Avail: **722 SF**
Max Contig: **722 SF**
Smallest Space: **722 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

The GBA of this property is composed of two buildings. One building is two stories (3100 sf each), while the other is a one story building which is 2200 square feet.

51 624 E Park Ave

Libertyville, IL 60048
Lake County

Building Type: **Class C Flex**
Building Status: **Built 1952**
Building Size: **10,320 SF**
Land Area: **0.50 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.86/sf**
Parking: **10 Surface Spaces are available; Ratio of 1.11/1,000 SF**
For Sale: **For Sale at \$899,000 (\$87.11/SF) - Active**

Space Avail: **10,320 SF**
Max Contig: **9,316 SF**
Smallest Space: **1,015 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Sales Company: **@Properties: Laura Rivera (312) 213-7844**
Landlord Rep: **@Properties / Laura Rivera (312) 213-7844 -- 15,481 SF (1,015-9,316 SF)**

52 700 E Park Ave

Libertyville, IL 60048
Lake County

Building Type: **Specialty/Self-Storage**
Building Status: **Built 1960, Renov 2009**
Building Size: **136,312 SF**
Land Area: **4.71 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.20/sf, 2011 Est Tax @ \$0.43/sf; 2010 Ops @ \$2.79/sf, 2011 Est Ops @ \$2.80/sf**
Parking: **300 Surface Spaces are available; 12 Reserved Spaces are available; Ratio of 2.34/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,032 SF**
Max Contig: **200 SF**
Smallest Space: **144 SF**
Rent/SF/Yr: **Withheld**
% Leased: **99.2%**



Landlord Rep: **Company information unavailable at this time**

Building Notes:

The property contains 753 self storage units.

53 851-899 E Park Ave - LogistiCenter at 94

Libertyville, IL 60048

Lake County

Building Type: **Class A Distribution** Space Avail: **58,770 SF**
Building Status: **Built 2015** Max Contig: **58,770 SF**
Building Size: **185,670 SF** Smallest Space: **58,770 SF**
Land Area: **9.82 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **68.4%**
Expenses: **2019 Tax @ \$1.58/sf**
Parking: **51 Surface Spaces are available; Ratio of 0.16/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*

54 912 E Park Ave

Libertyville, IL 60048

Lake County

Building Type: **Class B Manufacturing** Space Avail: **108,310 SF**
Building Status: **Built 1954** Max Contig: **108,310 SF**
Building Size: **288,122 SF** Smallest Space: **49,563 SF**
Land Area: **21.36 AC** Rent/SF/Yr: **\$6.50 - \$7.95/mg**
Stories: **2** % Leased: **62.4%**
Expenses: **2020 Tax @ \$0.68/sf**
Parking: **Ratio of 0.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **PANICI Commercial LLC / J.Frederick J. Panici (312) 203-1734 -- 108,310 SF /3,135 ofc (49,563-58,747 SF)**

55 1107 W Park Ave

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **1,500 SF**
Building Status: **Built 2007, Renov 2017** Max Contig: **1,500 SF**
Building Size: **8,000 SF** Smallest Space: **1,500 SF**
Typical Floor Size: **8,000 SF** Rent/SF/Yr: **\$17.00/mg**
Stories: **2** % Leased: **81.3%**
Parking: **30 Surface Spaces are available; Ratio of 3.75/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*

56 116 Peterson Rd

Libertyville, IL 60048

Lake County

Building Type: **Retail/(Strip Ctr)**

Building Status: **Built 1988**

Building Size: **9,700 SF**

Land Area: **0.72 AC**

Stories: **1**

Expenses: **2020 Tax @ \$3.36/sf**

Parking: **30 Surface Spaces are available; Ratio of 3.09/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,000 SF**

Max Contig: **1,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/Yr: **\$16.00/mg**

% Leased: **89.7%**



Landlord Rep: **Coldwell Banker Residential Brokerage / S.John S. Josephitis (847) 373-1766 -- 1,000 SF (1,000 SF)**

Building Notes:

Property Description: Strip Center

57 203-217 Peterson Rd

Libertyville, IL 60048

Lake County

Building Type: **Retail**

Building Status: **Built 1970**

Building Size: **14,028 SF**

Land Area: **0.68 AC**

Stories: **2**

Expenses: **2020 Tax @ \$1.44/sf**

Parking: **23 Surface Spaces are available; Ratio of 1.64/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,880 SF**

Max Contig: **1,920 SF**

Smallest Space: **960 SF**

Rent/SF/Yr: **\$15.00**

% Leased: **79.5%**



Landlord Rep: *Company information unavailable at this time*

Building Notes:

* Ample parking

* High traffic location

58 210-240 Peterson Rd - Grand Place

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront**

Building Status: **Built 2004**

Building Size: **30,280 SF**

Land Area: **2.86 AC**

Stories: **1**

Expenses: **2020 Tax @ \$2.91/sf**

Parking: **132 Surface Spaces are available; Ratio of 4.36/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **7,000 SF**

Max Contig: **4,500 SF**

Smallest Space: **2,500 SF**

Rent/SF/Yr: **\$16.00/nnn**

% Leased: **100%**



Landlord Rep: **Apex Commercial Realty LLC / T.Andrew T. Prunty (847) 650-8299 -- 7,000 SF (2,500-4,500 SF)**

59 287-289 Peterson Rd

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront
Retail/Office**

Building Status: **Built 1990**

Building Size: **20,000 SF**

Land Area: -

Stories: **1**

Expenses: **2020 Tax @ \$0.21/sf; 2012 Ops @ \$0.28/sf**

Parking: **Ratio of 0.00/1,000 SF**

For Sale: **This property has one 1,200 condo for sale.**

Space Avail: **2,400 SF**

Max Contig: **1,200 SF**

Smallest Space: **1,200 SF**

Rent/SF/Yr: **\$17.50**

% Leased: **88.0%**



Seller Rep (Condo): **Marling Management, Inc. /Mike Marling (847) 249-8322(1,200 SF)**

60 1413-1451 Peterson Rd - Butterfield Square

AKA 1413-1415 Peterson Rd

N/E/C

Libertyville, IL 60048

Lake County

Building Type: **Retail/(Neighborhood
Ctr)**

Building Status: **Built 1997**

Building Size: **85,812 SF**

Land Area: **15.51 AC**

Stories: **1**

Expenses: **2020 Tax @ \$3.62/sf**

Parking: **410 free Surface Spaces are available; Ratio of
3.84/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **22,131 SF**

Max Contig: **8,045 SF**

Smallest Space: **1,252 SF**

Rent/SF/Yr: **Withheld**

% Leased: **74.2%**



Landlord Rep: **JLL / Courtney Rouleau (312) 228-3431 / Jose O. Gonzalez (312) 228-2155 --
22,131 SF (1,252-8,045 SF)**

Building Notes:

The subject property is located at the southeast corner of Peterson Road and Butterfield Road. Property is three miles from the interchange I-294 and Highway 176. Libertyville is a suburb approximately 35 miles northwest of Chicago.

61 101-117 W Rockland Rd - Rockland Plaza

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront
Retail/Office**

Building Status: **Built 1960**

Building Size: **13,000 SF**

Land Area: **1.08 AC**

Stories: **1**

Expenses: **2020 Tax @ \$4.12/sf, 2014 Est Tax @ \$3.54/sf; 2011
Ops @ \$0.92/sf, 2012 Est Ops @ \$0.92/sf**

Parking: **56 Surface Spaces are available; Ratio of 4.31/1,000
SF**

For Sale: **Not For Sale**

Space Avail: **1,500 SF**

Max Contig: **1,500 SF**

Smallest Space: **1,500 SF**

Rent/SF/Yr: **\$28.00/mg**

% Leased: **88.5%**



Landlord Rep: **Re/Max Showcase / Jeff Bell (847) 596-6100 -- 1,500 SF (1,500 SF)**

Building Notes:

Established strong neighborhood shopping center with excellent street presence. Site has amazing street visibility to Milwaukee Avenue with easy access to and from this major road. Demographics, traffic counts and cotenancy are very strong. This center is near Libertyville High School.

Entire front of the building was redone in 2000. Owner put in \$185,000 to fix up the front and make it a beautiful stucco.

62 850-868 Technology Way - Pine Meadow Corp Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**

Building Status: **Built 1999**

Building Size: **79,194 SF**

Typical Floor Size: **79,194 SF**

Stories: **1**

Expenses: **2019 Tax @ \$1.57/sf; 2014 Ops @ \$1.33/sf**

Parking: **475 Surface Spaces are available; Ratio of
6.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **4,120 SF**

Max Contig: **4,120 SF**

Smallest Space: **4,120 SF**

Rent/SF/Yr: **Withheld**

% Leased: **94.8%**



Landlord Rep: **Newmark / Mitchell Loveman (312) 224-3198 -- 4,120 SF (4,120 SF)**

Building Notes:

* Ample parking

* View of Pine Meadows golf course

* Close proximity to four-way Tri-State tollway interchange

63 900 Technology Way - Libertyville Offices at Pine Meadow - A(West) - Libertyville Offices at Pine Meadow

Libertyville, IL 60048
Lake County

Building Type: **Class A Office/Medical** Space Avail: **5,298 SF**
Building Status: **Built Dec 2008** Max Contig: **2,649 SF**
Building Size: **45,360 SF** Smallest Space: **2,649 SF**
Typical Floor Size: **15,000 SF** Rent/SF/Yr: **\$19.00**
Stories: **3** % Leased: **88.3%**
Expenses: **2020 Tax @ \$0.15/sf; 2013 Ops @ \$2.93/sf**
Parking: **400 Surface Spaces are available; Ratio of 8.81/1,000 SF**
For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

The building was constructed in 2006 consisting of a office condominium development offering an architecturally stunning building in a popular location. This three story elevator building can accommodate any professional business or medical user looking for an outstanding location with excellent access and exposure. These never-occupied office condos are provided in a rare "vanilla-box" condition that includes; electrical, drywall, drop ceiling with lighting fixtures and existing HVAC system. The roof is less than 9 years old. There are over 400 parking spaces available which are not deeded or assigned which currently exceeds the approved plan for entire development of 5.02 parking spaces per 1000 sf.

64 900 Technology Way - Libertyville Offices at Pine Meadow - B - Libertyville Offices at Pine Meadow

Libertyville, IL 60048
Lake County

Building Type: **Class B Office/Medical** Space Avail: **45,000 SF**
Building Status: **Proposed, breaks ground Mar 2023** Max Contig: **15,000 SF**
Building Size: **45,000 SF** Smallest Space: **15,000 SF**
Typical Floor Size: **15,000 SF** Rent/SF/Yr: **Withheld**
Stories: **3** % Leased: **0%**
Expenses: **2007 Tax @ \$0.53/sf, 2006 Est Tax @ \$0.53/sf; 2006 Est Ops @ \$0.81/sf**
Parking: **90 Surface Spaces are available; Ratio of 4.70/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 45,000 SF (15,000 SF)**

Building Notes:

The city of Libertyville is the ideal location for Grace Communities new commercial real estate development called Libertyville Offices at Pine Meadow. The project consist of 90,000 square feet of class "A" office condominiums available for purchase by private or corporate business owners. The site is located in the Pine Meadow Business Park with picturesque pond office views along with being adjacent to the prestigious Pine Meadow Golf Club. The development will offer stunning architectural detail, high quality construction, and professional landscaping. With close proximity to Condell Medical Center, 2 miles from downtown Libertyville and easy access to I-94 Libertyville Offices at Pine Meadow lends itself well to a business owner.

65 950 Technology Way - Pine Meadow Corp Center II - Pine Meadow Corp Center

Building E
Libertyville, IL 60048
Lake County

Building Type: **Class A Office**
 Building Status: **Built 2001**
 Building Size: **90,258 SF**
 Typical Floor Size: **30,086 SF**
 Stories: **3**
 Expenses: **2019 Tax @ \$2.20/sf, 2014 Est Tax @ \$2.43/sf; 2019 Ops @ \$6.30/sf, 2014 Est Ops @ \$6.05/sf**
 Parking: **362 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **23,389 SF**
 Max Contig: **9,352 SF**
 Smallest Space: **2,715 SF**
 Rent/SF/Yr: **\$12.50**
 % Leased: **86.6%**



Landlord Rep: **CBRE / Robert Graham (847) 706-4034 / Daniel E. Graham (847) 706-4032 -- 17,728 SF (2,715-9,352 SF)**
 Sublet Contact: **CBRE / Dru Garcia (312) 540-4685 James Otto (312) 861-7888 -- 5,661 SF (5,661 SF)**

Building Notes:

Pine Meadow Corporate Center II, located immediately adjacent to the Pine Meadow Golf Course, includes a two (2) story entrance lobby finished with wood panels and a patterned marble floor. The building has flexible rectangular 30,000 SF floor plans with lease spans of up to 40' which create optimal configurations for both open office and partitioned office formats. The building includes a state of the art under floor HVAC system combined with operable windows, both under the control of a direct digital control energy management system. The building is wired with Fiber Optic cables. Parking is available immediately adjacent to the building at a 4.5 per 1,000 ratio.

66 2101-2115 Tempel Dr

Libertyville, IL 60048
Lake County

Building Type: **Class B Warehouse**
 Building Status: **Built 1987**
 Building Size: **32,000 SF**
 Land Area: **0.78 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.91/sf**
 For Sale: **For Sale as part of a portfolio of 2 properties - Active**

Space Avail: **16,181 SF**
 Max Contig: **16,181 SF**
 Smallest Space: **16,181 SF**
 Rent/SF/Yr: **\$6.25/nnn**
 % Leased: **49.4%**



Sales Company: **ACO Commercial: George Toscas (312) 638-9950 X1**
 Landlord Rep: **RD Strategic / Rick Delisle (847) 812-8180 -- 16,181 SF /4,157 ofc (16,181 SF)**

67 2121-2129 Tempel Dr - Commerce Center

S/W/C

Libertyville, IL 60048

Lake County

Building Type: **Class C Warehouse** Space Avail: **47,782 SF**
Building Status: **Built 1990** Max Contig: **47,782 SF**
Building Size: **90,852 SF** Smallest Space: **47,782 SF**
Land Area: **2.55 AC** Rent/SF/Yr: **\$4.50/nnn**
Stories: **2** % Leased: **100%**
Expenses: **2020 Tax @ \$0.32/sf, 2017 Est Tax @ \$0.31/sf; 2017
Ops @ \$0.37/sf, 2011 Est Ops @ \$0.35/sf**
Parking: **67 Surface Spaces are available; Ratio of 1.40/1,000
SF**
For Sale: **For Sale as part of a portfolio of 2 properties - Active**



Sales Company: **ACO Commercial: George Toscas (312) 638-9950 X1**
Landlord Rep: **ACO Commercial / George Toscas (312) 638-9950 X1 -- 47,782 SF /7,300 ofc
(47,782 SF)**

68 1850 N US 45

Libertyville, IL 60048

Lake County

Building Type: **Class B Distribution** Space Avail: **168,980 SF**
Building Status: **Proposed, breaks ground Apr 2023** Max Contig: **319,780 SF**
Smallest Space: **50,100 SF**
Building Size: **168,980 SF** Rent/SF/Yr: **Withheld**
Land Area: **19.15 AC** % Leased: **0%**
Stories: **1**
Expenses: **2000 Tax @ \$0.22/sf**
Parking: **164 Surface Spaces are available; Ratio of
0.97/1,000 SF**
For Sale: **For Sale individually - Active; also for sale as part
of a portfolio of 2 properties - Active**



Sales Company: **Newmark: Sergio Chapa (773) 957-1436, Mike Prost (773) 957-1430**
Landlord Rep: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430 -- 168,980
SF (50,100-168,980 SF)**

69 1850 N US 45

Libertyville, IL 60048

Lake County

Building Type: **Class B Industrial** Space Avail: **165,150 SF**
Building Status: **Proposed, breaks ground Apr 2023** Max Contig: **327,550 SF**
Smallest Space: **50,000 SF**
Building Size: **165,150 SF** Rent/SF/Yr: **Withheld**
Land Area: **19.15 AC** % Leased: **0%**
Stories: **1**
Expenses: **2000 Tax @ \$0.22/sf**
Parking: **168 Surface Spaces are available; Ratio of
1.02/1,000 SF**
For Sale: **For Sale individually - Active; also for sale as part
of a portfolio of 2 properties - Active**



Sales Company: **Newmark: Sergio Chapa (773) 957-1436, Mike Prost (773) 957-1430**
Landlord Rep: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430 -- 165,150
SF (50,000-165,150 SF)**

70 2000 USG Dr - Libertyville Business Prk

Libertyville, IL 60048

Lake County

Building Type: **Class B Distribution** Space Avail: **242,200 SF**
Building Status: **Built 1999** Max Contig: **242,200 SF**
Building Size: **242,200 SF** Smallest Space: **242,200 SF**
Land Area: **12.81 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **0%**
Expenses: **2020 Tax @ \$1.01/sf**
Parking: **304 Surface Spaces are available; Ratio of 1.26/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / C.Samuel C. Badger (630) 368-8632 / Whit R. Heitman (630) 368-8631 -- 242,200 SF (242,200 SF)**

Building Notes:

- State-of-the-art high cube warehouse/distribution facility
- 9" insulated precast concrete panels
- ESFR sprinkler with 75 psi end head pressure and a standard wet pipe system in office sections
- 2 electrical services – 400 + 800 AMPS
- Distributed electrical throughout production area
- 2012 office build-out
- Six (6) washroom locations throughout facility
- 36 Kelly ceiling fans in warehouse
- T8 lighting in warehouse
- 30 forklift charging station locations
- Screens on drive-in-doors
- Diesel CAT 450KW generator
- Redundant compressors – 7 + 10.5 – 78CFM
- Distributed compressed air
- IT wiring distribution
- Close to Metra Station
- Low Lake County taxes

71 1860 W Winchester Rd - 1860 W Winchester Road

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical** Space Avail: **4,171 SF**
Building Status: **Built 1999** Max Contig: **1,600 SF**
Building Size: **50,000 SF** Smallest Space: **1,261 SF**
Typical Floor Size: **27,372 SF** Rent/SF/Yr: **\$17.50 - \$19.50/mg**
Stories: **2** % Leased: **91.7%**
Expenses: **2020 Tax @ \$0.51/sf, 2013 Est Tax @ \$3.47/sf; 2014 Ops @ \$1.77/sf, 2013 Est Ops @ \$0.22/sf**
Parking: **Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**
Leasing Company: **JBS Commercial Real Estate / Michael Whetstone (312) 462-1024 -- 2,861 SF (1,261-1,600 SF)**

Building Notes:

High level of finish.

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **6,408 SF**
Building Status: **Built 2003** Max Contig: **2,500 SF**
Building Size: **50,000 SF** Smallest Space: **1,954 SF**
Typical Floor Size: **25,000 SF** Rent/SF/Yr: **\$18.00 - \$19.50**
Stories: **2** % Leased: **87.2%**

Expenses: **2020 Tax @ \$0.12/sf**
Parking: **250 Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**
Leasing Company: **RD Strategic / Rick Delisle (847) 812-8180 -- 3,908 SF (1,954 SF)**

Building Notes:

- Individual Office Suites from 1,500 - 50,000 Square Feet
- Superior Architectural Design - Werchek Builders has created a highly professional building that brings a unique appearance for the exterior of an office building.
- Custom Floor Plans - You have the freedom to customize your office to meet your tastes and needs. We work with you personally to create a one-of-a-kind office that integrates your individual requirements.
- Award Winning Customer Service - Michael Werchek has instilled in his company a high expectation for perfection in workmanship and has established a reputation for quality and outstanding client service.
- Extensive and Well Planned Exterior Parking and Landscaping - Werchek Builders has carefully planned extensive parking for the buildings in this complex while not sacrificing the feeling of a beautifully landscaped building.
- Build-Out of your Suite - Werchek Builders can provide a unique build-out program that meets your needs and tastes. We include the only the highest quality standards including brick and steel construction, custom grade doors and trim, wood clad windows, fully sprinkled ceiling, high efficiency heating and cooling and compliance with all local codes and ADA/IDA requirements.

Winchester Court Office Condominiums
Standard Specifications
1850-1880 West Winchester Road
Libertyville, IL 60048

General:

All walls to be built per architectural plans
1 hour fire rating on all demising walls per building code
All exterior walls (6" fiberglass) and interior walls (3" acoustical firebatt) are insulated
Insulated windows as per plan with grills and screens
Wall will be dry walled with 5/8" drywall per code
Walls will be taped, sanded, primed and painted one coat
2 X 2 USG suspended ceiling with reveal edge
White six panel solid core doors (6'8" high x 3' wide)
Primary entry door is a keyed, 3'0" aluminum full glass door with glass sidelight.
Painted 4 1/4" colonial base and 3 1/2" colonial casing throughout

Electrical:

Exit and emergency lighting per code
Standard receptacles and switches per code
2 X 4 Fluorescent parabolic drop-in lighting as per plan
Electrical service panel provided within suite.

HVAC:

Perforated 2 X 2 drop-in supply and return
Bathroom fans to be installed and vented through roof
Rooftop HVAC units provided.
Interior ductwork installed per approved drawings

Plumbing:

White Koehler fixtures - Moen Faucets
Water heater, relief valve, and expansion tank provided within the suite.
All bathrooms to meet ADA/IDA code

Sprinkler System:

All sprinkler heads to be located per approved drawings

Fire Alarm System:

Duct Detectors
Flow switches and shut off tampers for sprinkler system
Smoke alarms per code
Exterior strobe light, Interior horn strobes as required

Galley:

7' 6" of oak or white cabinets including base & upper cabinets and microwave shelf
Square edge laminate countertop with backsplash
Stainless steel sink with Moen faucets

Reception Area:

Painted chair rail included in the reception area.
42" high reception counter with 18" granite countertop / beveled edge. Maximum length =7' of straight counter top. (Customer is responsible for the lower counter/desk)
Painted picture molding on the front of the reception counter.

Other Inclusions:

Carpeting - \$16 per square yard (glued down, commercial grade) installed in all rooms except bathrooms, galley, and storage rooms
Schlage hardware for all doors. Bright brass finish. (Keyed hardware is extra)
Closet shelf and pole for reception area coat closet
Benjamin Moore standard paint colors. Flat finish.

Please note:

Customer is responsible for all phone, data, cable, and networking by your selected vendor.

73 1899 W Winchester Rd - Pine Meadow Corporate Center

AKA 1000 Technology Way	Building Type: Class C Office/Office Building	Space Avail: 31,077 SF
		Max Contig: 31,077 SF
Libertyville, IL 60048	Building Status: Built Sep 1998	Smallest Space: 8,000 SF
	Building Size: 117,020 SF	Rent/SF/Yr: \$21.00/fs
Lake County	Typical Floor Size: 29,255 SF	% Leased: 73.4%
	Stories: 4	
	Expenses: 2010 Tax @ \$0.81/sf	
	Parking: 515 free Surface Spaces are available; Ratio of 4.40/1,000 SF	
	For Sale: Not For Sale	



Landlord Rep: **BREIS Barrington RE Investment Services LLC / David Smith (847) 847-7202 X1 / Joshua Smith (847) 847-7202 -- 31,077 SF (8,000-31,077 SF)**

Building Notes:

3-Story, Class "A" Headquarter-quality Building. 9,762 SF of finished space on Lower Level. Available: 93,231 SF of Office space on floors 1-3. High-end entry and finishes. State-of-the-art 12" raised floor throughout with 9'6" ceilings. Upgraded Power/Data. Surface parking for 430+ vehicles (Ratio: 5 cars per 1,000 SF). Underground parking for 33 vehicles. Flexible design, ideal for wide variety of layouts. Existing cafeteria, fitness center and storage areas. Beautifully landscaped 6.5-acre site. Energy-efficient, flexible under-floor HVAC system. Submarket of Fortune 500 companies. Proximity to 4-way Tri-State Tollway interchange.