

# For Lease Properties\_Libertyville, IL\_March 2020

Sort By: Building Type = Flex

1



**1840 Industrial Dr**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class C Flex/Showroom**

Status: **Built 1989**

Building Size: **55,100 SF**

Land Area: **4 AC**

Stories: **1**

Expenses: **2018 Tax @ \$1.21/sf, 2013 Est Tax @ \$0.80/sf**

Parking: **124 free Surface Spaces are available; Ratio of 2.63/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,165 SF**

Max Contig: **2,650 SF**

Smallest Space: **1,250 SF**

Rent/SF/Yr: **Withheld**

% Leased: **90.6%**




Landlord Rep: Wagener Equities Commercial RE Services, Inc. / R.Daniel R. Wagener (847) 816-2621 -- 5,165 SF /970 ofc (1,250-2,650 SF)

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.



# For Lease Properties\_Libertyville, IL\_March 2020

Sort By: Building Type = Industrial


<p><b>2</b></p>		<p><b>342 4th St</b>  <b>Hd Olsen</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>S/E/C</b></p>	<p>Building Type: <b>Class C Warehouse</b>            Status: <b>Built 1962</b>            Building Size: <b>61,000 SF</b>            Land Area: <b>2.71 AC</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$0.82/sf</b>            Parking: <b>184 free Surface Spaces are available; Ratio of 3.01/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,451 SF</b>            Max Contig: <b>3,545 SF</b>            Smallest Space: <b>1,906 SF</b>            Rent/SF/Yr: <b>\$6.50</b>            % Leased: <b>91.1%</b></p>
<p>Landlord Rep: JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 5,451 SF /271 ofc (1,906-3,545 SF)</p> <p>The subject property is within close proximity to I-94 and Route 21 (Milwaukee Road).</p>				
<p><b>3</b></p>		<p><b>1755 Butterfield Rd</b>  <b>Bldg 1</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Warehouse</b>            Status: <b>Built 1968</b>            Building Size: <b>251,961 SF</b>            Land Area: <b>13.91 AC</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$0.41/sf, 2014 Est Tax @ \$0.38/sf; 2011 Ops @ \$2.69/sf, 2012 Est Ops @ \$2.69/sf</b>            Parking: <b>202 free Surface Spaces are available; Ratio of 0.80/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>251,961 SF</b>            Max Contig: <b>251,961 SF</b>            Smallest Space: <b>251,961 SF</b>            Rent/SF/Yr: <b>\$5.50</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Cushman &amp; Wakefield / Eric Fischer (847) 720-1369 / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Marc Samuels (847) 720-1368 -- 251,961 SF /12,500 ofc (251,961 SF)</p>				
<p><b>4</b></p>		<p><b>1765 Butterfield Rd</b>  <b>Libertyville Corporate Center</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class A Warehouse</b>            Status: <b>Built Oct 2019</b>            Building Size: <b>126,611 SF</b>            Land Area: <b>10.03 AC</b>            Stories: <b>1</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>50,007 SF</b>            Max Contig: <b>50,007 SF</b>            Smallest Space: <b>50,007 SF</b>            Rent/SF/Yr: <b>\$5.95</b>            % Leased: <b>60.5%</b></p>
<p>Landlord Rep: Cushman &amp; Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 50,007 SF (50,007 SF)</p>				



This report does not represent zoning approval at any noted location, to ensure zoning fit for the proposed use, please submit review of Application for Occupancy which is available at [www.Libertyville.com/Occupancy](http://www.Libertyville.com/Occupancy). Call 847-918-2028 with questions. Copyrighted report licensed to Village of Libertyville - 806450.




3/11/2020

## For Lease Properties\_Libertyville, IL\_March 2020




<p><b>5</b></p> 	<p><b>1775 Butterfield Rd</b>  <b>Libertyville Corporate Center</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class A Warehouse</b>          Status: <b>Under Construction, delivers May 2020</b>          Building Size: <b>78,924 SF</b>          Land Area: <b>2.30 AC</b>          Stories: <b>1</b>          Parking: <b>155 Surface Spaces are available; Ratio of 0.62/1,000 SF</b>          For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>78,924 SF</b>          Max Contig: <b>78,924 SF</b>          Smallest Space: <b>78,924 SF</b>          Rent/SF/Yr: <b>Withheld</b>          % Leased: <b>0%</b></p>
<p>Landlord Rep: Cushman &amp; Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 78,924 SF (78,924 SF)</p>			
<p><b>6</b></p> 	<p><b>1800 Industrial Dr</b>  <b>1800 Industrial Drive</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>N/E/C</b></p>	<p>Building Type: <b>Class B Warehouse</b>          Status: <b>Built 1992, Renov 1997</b>          Building Size: <b>254,384 SF</b>          Land Area: <b>11.13 AC</b>          Stories: <b>1</b>          Expenses: <b>2018 Tax @ \$0.90/sf</b>          Parking: <b>157 free Surface Spaces are available; Ratio of 0.62/1,000 SF</b>          For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>61,060 SF</b>          Max Contig: <b>61,060 SF</b>          Smallest Space: <b>61,060 SF</b>          Rent/SF/Yr: <b>\$5.95</b>          % Leased: <b>76.0%</b></p>
<p>Landlord Rep: Cushman &amp; Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 61,060 SF (61,060 SF)</p>			
<ul style="list-style-type: none"> <li>• Free-Standing 254,384 SF Office / Warehouse</li> <li>• Low Lake County Taxes</li> <li>• Well-Maintained</li> <li>• Easy Access off full 4-Way Interchange at Route 137 (Buckley Road) and I-94</li> <li>• Strong Labor Pool</li> </ul>			



## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>7</b></p>	 <p><b>1930 Innovation Way</b> <b>Innovation Park</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class A Warehouse</b> Status: <b>Built 1992</b> Building Size: <b>100,000 SF</b> Land Area: <b>25 AC</b> Stories: <b>1</b> Parking: <b>232 Surface Spaces are available; Ratio of 2.32/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>50,000 SF</b> Max Contig: <b>15,000 SF</b> Smallest Space: <b>500 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>50.0%</b></p> <p>Landlord Rep: BECO Management, Inc. / Joseph Ely (301) 437-1720 / Levi Cohen (301) 816-1500 -- 50,000 SF (500-15,000 SF)</p> <p>The property was renovated in July, 2014 and was turned into "Innovation Park Lake County."</p> <p>Amenities: WiFi Lounge, Nature Lounge, Sundry Shop, Coffee Shop, Game Room, Day Care, Conference Facility, Fitness Center, On-Site Management, 24-7 Security.</p> <p>Parking can be expanded to accommodate high density parking requirements.</p>
<p><b>8</b></p>	 <p><b>2001 W Kelley Ct</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Warehouse</b> Status: <b>Built 2001</b> Building Size: <b>46,612 SF</b> Land Area: <b>2.80 AC</b> Stories: <b>1</b> Expenses: <b>2016 Tax @ \$1.20/sf</b> Parking: <b>60 free Surface Spaces are available; Ratio of 1.29/1,000 SF</b> For Sale: <b>For Sale - Active</b></p>	<p>Space Avail: <b>46,612 SF</b> Max Contig: <b>46,612 SF</b> Smallest Space: <b>46,612 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>100%</b></p> <p>Sales Company: NAI Hiffman: Jeffrey C. Fischer (630) 317-0726, Brandon Waters (630) 693-0673 Landlord Rep: NAI Hiffman / C.Jeffrey C. Fischer (630) 317-0726 / Brandon Waters (630) 693-0673 -- 46,612 SF /5,100 ofc (46,612 SF)</p>
<p><b>9</b></p>	 <p><b>510 North Ave</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Manufacturing</b> Status: <b>Built 1972, Renov 1993</b> Building Size: <b>28,000 SF</b> Land Area: <b>0.89 AC</b> Stories: <b>1</b> Expenses: <b>2018 Tax @ \$0.95/sf</b> Parking: <b>22 free Surface Spaces are available; Ratio of 0.79/1,000 SF</b> For Sale: <b>For Sale at \$1,540,000 (\$55.00/SF) - Active</b></p>	<p>Space Avail: <b>28,000 SF</b> Max Contig: <b>28,000 SF</b> Smallest Space: <b>10,000 SF</b> Rent/SF/Yr: <b>\$6.50</b> % Leased: <b>0%</b></p> <p>Sales Company: Handi-Ramp, Inc.: Heather Garcia (847) 247-2356 Landlord Rep: H&amp;B Realty, Inc. / Shaun Burke (847) 357-0246 -- 28,000 SF /5,000 ofc (10,000-18,000 SF)</p>




# For Lease Properties\_Libertyville, IL\_March 2020

<p><b>10</b></p>		<p><b>901-939 E Park Ave</b>  <b>LogistiCenter at 94 - Facility #2</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class A Distribution</b>                  Status: <b>Built 2015</b>                  Building Size: <b>220,542 SF</b>                  Land Area: <b>11.85 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2018 Tax @ \$1.15/sf</b>                  Parking: <b>194 free Surface Spaces are available; Ratio of 0.88/1,000 SF</b>                  For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>105,536 SF</b>                  Max Contig: <b>52,783 SF</b>                  Smallest Space: <b>20,000 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p>
		<p>Landlord Rep: Avison Young / H.John H. Hauser (847) 849-1919 / Michael Fonda (847) 849-1910 -- 52,753 SF /3,100 ofc (52,753 SF)                  Sublet Contact: Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 Daniel J. Benassi (847) 310-4298 -- 52,783 SF /3,100 ofc (20,000-52,783 SF)</p>		
<p><b>11</b></p>		<p><b>912 E Park Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Manufacturing</b>                  Status: <b>Existing</b>                  Building Size: <b>250,000 SF</b>                  Land Area: <b>21.34 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2018 Tax @ \$0.76/sf</b>                  Parking: <b>Free Surface Spaces</b>                  For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>58,747 SF</b>                  Max Contig: <b>58,747 SF</b>                  Smallest Space: <b>58,747 SF</b>                  Rent/SF/Yr: <b>\$6.95</b>                  % Leased: <b>76.5%</b></p>
		<p>Landlord Rep: PANICI Commercial LLC / J.Frederick J. Panici (312) 203-1734 -- 58,747 SF /1,010 ofc (58,747 SF)</p>		
<p><b>12</b></p>		<p><b>1001-1013 Technology Way</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>S/W/C</b></p>	<p>Building Type: <b>Class A Warehouse</b>                  Status: <b>Built 1995</b>                  Building Size: <b>212,831 SF</b>                  Land Area: <b>13.09 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2018 Tax @ \$1.18/sf</b>                  Parking: <b>320 free Surface Spaces are available; Ratio of 1.51/1,000 SF</b>                  For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>211,502 SF</b>                  Max Contig: <b>106,113 SF</b>                  Smallest Space: <b>44,636 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p>
		<p>Landlord Rep: NAI Hiffman / Brandon Waters (630) 693-0673 / Jeffrey C. Fischer (630) 317-0726 -- 211,502 SF /15,381 ofc (44,636-106,113 SF)</p>		
<p>Drive-in doors can be built to suit. Docks expandable. Located adjacent to Pine Meadows Golf Course.</p>				




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## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>13</b></p> 	<p><b>2121-2129 Tempel Dr</b>  <b>Commerce Center</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>S/W/C</b></p>	<p>Building Type: <b>Class C Warehouse</b>            Status: <b>Built 1990</b>            Building Size: <b>68,000 SF</b>            Land Area: <b>2.55 AC</b>            Stories: -            Expenses: <b>2018 Tax @ \$0.41/sf, 2017 Est Tax @ \$0.41/sf; 2017 Ops @ \$0.49/sf, 2011 Est Ops @ \$0.46/sf</b>            Parking: <b>67 Surface Spaces are available; Ratio of 1.05/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>48,000 SF</b>            Max Contig: <b>48,000 SF</b>            Smallest Space: <b>24,000 SF</b>            Rent/SF/Yr: <b>\$5.50</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: NAI Hiffman / A.Stephen A. Sullivan (847) 610-0123 -- 48,000 SF (24,000-48,000 SF)</p>			
<p><b>14</b></p> 	<p><b>1850 N US 45</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Distribution</b>            Status: <b>Proposed, breaks ground Apr 2020</b>            Building Size: <b>168,980 SF</b>            Land Area: <b>30 AC</b>            Stories: 1            Expenses: <b>2000 Tax @ \$0.22/sf</b>            Parking: <b>164 Surface Spaces are available; Ratio of 0.97/1,000 SF</b>            For Sale: <b>For Sale individually - Active; also for sale as part of a portfolio of 2 properties - Active</b></p>	<p>Space Avail: <b>168,980 SF</b>            Max Contig: <b>319,780 SF</b>            Smallest Space: <b>50,100 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Sales Company: Newmark Knight Frank: Sergio Chapa (773) 957-1436, Mike Prost (773) 957-1430            Landlord Rep: Newmark Knight Frank / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430 -- 168,980 SF (50,100-168,980 SF)</p>			
<p><b>15</b></p> 	<p><b>1850 N US 45</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Industrial</b>            Status: <b>Proposed, breaks ground Apr 2020</b>            Building Size: <b>165,150 SF</b>            Land Area: <b>30 AC</b>            Stories: 1            Expenses: <b>2000 Tax @ \$0.22/sf</b>            Parking: <b>190 Surface Spaces are available; Ratio of 1.15/1,000 SF</b>            For Sale: <b>For Sale individually - Active; also for sale as part of a portfolio of 2 properties - Active</b></p>	<p>Space Avail: <b>165,150 SF</b>            Max Contig: <b>327,550 SF</b>            Smallest Space: <b>50,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Sales Company: Newmark Knight Frank: Sergio Chapa (773) 957-1436, Mike Prost (773) 957-1430            Landlord Rep: Newmark Knight Frank / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430 -- 165,150 SF (50,000-165,150 SF)</p>			

# For Lease Properties\_Libertyville, IL\_March 2020

Sort By: Building Type = Office

**16** 

**1232-1280 American Way**  
**American Way Corporate Center**  
**Libertyville, IL 60048**  
**Lake County**


Building Type: **Class B Office/Medical**  
 Status: **Built 2005**  
 Building Size: **22,855 SF**  
 Typical Floor Size: **11,427 SF**  
 Stories: **2**  
 Expenses: **2018 Tax @ \$2.46/sf**  
 Parking: **79 free Surface Spaces are available; Ratio of 8.08/1,000 SF**  
 For Sale: **For Sale at \$3,950,000 (\$172.83/SF) - Under Contract**

Space Avail: **6,127 SF**  
 Max Contig: **2,299 SF**  
 Smallest Space: **1,534 SF**  
 Rent/SF/Yr: **\$23.00-\$25.00**  
 % Leased: **100%**

Sales Company: SVN | Chicago Commercial: Albert M. Lindeman (312) 756-7352, Nathalie Fisher (312) 414-0602  
 Landlord Rep: SVN | Chicago Commercial / M.Albert M. Lindeman (312) 756-7352 / Nathalie Fisher (312) 414-0602 -- 6,127 SF (1,534-2,299 SF)

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.

**17** 

**712 Florsheim Dr**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class C Office**  
 Status: **Built 1999**  
 Building Size: **14,000 SF**  
 Typical Floor Size: **14,000 SF**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$2.01/sf**  
 For Sale: **Not For Sale**

Space Avail: **3,448 SF**  
 Max Contig: **1,724 SF**  
 Smallest Space: **1,724 SF**  
 Rent/SF/Yr: **\$17.50**  
 % Leased: **75.4%**

Landlord Rep: JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X18 -- 1,724 SF (1,724 SF)

Condo building

## For Lease Properties\_Libertyville, IL\_March 2020

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**740 Florsheim Dr**  
**Florsheim Professional Center**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class B Office/Medical**  
 Status: **Built 1999**  
 Building Size: **12,424 SF**  
 Typical Floor Size: **12,424 SF**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$3.84/sf**  
 Parking: **Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,644 SF**  
 Max Contig: **2,322 SF**  
 Smallest Space: **2,322 SF**  
 Rent/SF/Yr: **\$18.00**  
 % Leased: **62.6%**

Landlord Rep: Insite Commercial Realty / Ross Goldstein (312) 203-3199 / Robert Edelstein (312) 203-3199 -- 2,322 SF (2,322 SF)

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.

The condo building features cedar shake roof, clad windows, ample file storage, optional loft space, custom grade-build out, garage space, and brick construction with custom floor plans.

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**890 S Garfield Ave**  
**890 Professional Building**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class B Office/Medical**  
 Status: **Built 1980**  
 Building Size: **23,091 SF**  
 Typical Floor Size: **11,546 SF**  
 Stories: **2**  
 Expenses: **2018 Tax @ \$2.07/sf**  
 For Sale: **Not For Sale**

Space Avail: **6,749 SF**  
 Max Contig: **2,405 SF**  
 Smallest Space: **1,101 SF**  
 Rent/SF/Yr: **\$14.00**  
 % Leased: **70.8%**

Landlord Rep: Lillibridge Healthcare Services, Inc. / Brian Lauck (630) 324-6953 -- 6,749 SF (1,101-2,405 SF)




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.






## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>20</b></p> 	<p><b>1800 Hollister Dr</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class A Office/Medical</b> Status: <b>Built Aug 1998</b> Building Size: <b>57,000 SF</b> Typical Floor Size: <b>19,000 SF</b> Stories: <b>3</b> Expenses: <b>2018 Tax @ \$3.16/sf; 2013 Ops @ \$7.50/sf</b> Parking: <b>148 free Surface Spaces are available; 49 free Covered Spaces are available; Ratio of 4.50/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>16,011 SF</b> Max Contig: <b>8,688 SF</b> Smallest Space: <b>2,157 SF</b> Rent/SF/Yr: <b>\$15.00</b> % Leased: <b>71.9%</b></p>
<p>Landlord Rep: Waveland Property Group Jonathan Swindle (630) 230-1227 Kyle Arnold (630) 230-1225 Conner Stout (630) 472-9800 -- 16,011 SF (2,157-5,494 SF)</p>			
<p>Health South Day Surgical Facilities available. Located on scenic Des Plaines River. Easy access to expressways. Clear span. Building has hospital-size elevators</p>			
<p><b>21</b></p> 	<p><b>1900 Hollister Dr</b> <b>Hawthorn Health Center</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office/Medical</b> Status: <b>Built 1979, Renov 1986</b> Building Size: <b>35,000 SF</b> Typical Floor Size: <b>11,666 SF</b> Stories: <b>3</b> Expenses: <b>2018 Tax @ \$3.14/sf, 2013 Est Tax @ \$3.98/sf</b> Parking: <b>145 Surface Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,349 SF</b> Max Contig: <b>2,989 SF</b> Smallest Space: <b>1,095 SF</b> Rent/SF/Yr: <b>\$14.00</b> % Leased: <b>84.7%</b></p>
<p>Landlord Rep: Waveland Property Group Jonathan Swindle (630) 230-1227 Kyle Arnold (630) 230-1225 Conner Stout (630) 472-9800 -- 5,349 SF (1,095-1,700 SF)</p>			
<p>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</p>			
<p>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.</p>			
<p><b>22</b></p> 	<p><b>1910 Innovation Way</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class A Office/Industrial Live/Work Unit</b> Status: <b>Built 1992, Renov 2015</b> Building Size: <b>349,286 SF</b> Typical Floor Size: <b>174,643 SF</b> Stories: <b>2</b> Parking: <b>50 Surface Spaces are available; Ratio of 0.14/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>91,225 SF</b> Max Contig: <b>91,225 SF</b> Smallest Space: <b>25,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>73.9%</b></p>
<p>Landlord Rep: JLL / Dan McCarthy (312) 228-2539 -- 91,225 SF (25,000-91,225 SF)</p>			

## For Lease Properties\_Libertyville, IL\_March 2020

23		<p><b>1930 Innovation Way</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class A Office/Industrial Live/Work Unit</b>            Status: <b>Built 1992, Renov 2015</b>            Building Size: <b>209,122 SF</b>            Typical Floor Size: <b>118,600 SF</b>            Stories: <b>2</b>            Parking: <b>50 Surface Spaces are available; Ratio of 0.24/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>84,334 SF</b>            Max Contig: <b>60,451 SF</b>            Smallest Space: <b>23,883 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>59.7%</b></p>
<p>Landlord Rep: JLL / Dan McCarthy (312) 228-2539 -- 84,334 SF (23,883-60,451 SF)</p>				
24		<p><b>1940 Innovation Way</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class A Office/Industrial Live/Work Unit</b>            Status: <b>Built 1992, Renov 2015</b>            Building Size: <b>46,827 SF</b>            Typical Floor Size: <b>46,827 SF</b>            Stories: <b>2</b>            Parking: <b>50 Surface Spaces are available; Ratio of 1.07/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>46,827 SF</b>            Max Contig: <b>46,827 SF</b>            Smallest Space: <b>46,827 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: JLL / Dan McCarthy (312) 228-2539 -- 46,827 SF (46,827 SF)</p>				
25		<p><b>1950 Innovation Way</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class A Office/Industrial Live/Work Unit</b>            Status: <b>Built 1992, Renov 2015</b>            Building Size: <b>298,128 SF</b>            Typical Floor Size: <b>74,532 SF</b>            Stories: <b>4</b>            Parking: <b>50 Surface Spaces are available; Ratio of 0.17/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>228,048 SF</b>            Max Contig: <b>108,105 SF</b>            Smallest Space: <b>20,461 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>44.6%</b></p>
<p>Landlord Rep: JLL / Dan McCarthy (312) 228-2539 -- 165,230 SF (46,648-61,457 SF)            Sublet Contact: Newmark Knight Frank / Mitchell Loveman (312) 224-3198 -- 62,818 SF (20,461-21,805 SF)</p>				

## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>26</b></p> 	<p><b>325 N Milwaukee Ave</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Existing</b> Building Size: <b>29,328 SF</b> Typical Floor Size: <b>14,664 SF</b> Stories: <b>2</b> Expenses: <b>2018 Tax @ \$3.92/sf, 2012 Est Tax @ \$2.59/sf; 2012 Est Ops @ \$4.81/sf</b> Parking: <b>117 free Surface Spaces are available; Ratio of 3.99/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>6,922 SF</b> Max Contig: <b>6,922 SF</b> Smallest Space: <b>6,922 SF</b> Rent/SF/Yr: <b>\$22.00</b> % Leased: <b>76.4%</b></p>
<p>Landlord Rep: CBRE / E.Daniel E. Graham (847) 706-4032 / Robert Graham (847) 706-4034 -- 6,922 SF (6,922 SF)</p>			
<p>Located in downtown Libertyville near the intersection of Route 176 &amp; 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.</p>			
<p><b>27</b></p> 	<p><b>428 N Milwaukee Ave</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Built 1900</b> Building Size: <b>215 SF</b> Typical Floor Size: <b>108 SF</b> Stories: <b>2</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>215 SF</b> Max Contig: <b>215 SF</b> Smallest Space: <b>215 SF</b> Rent/SF/Yr: <b>\$27.91</b> % Leased: <b>0%</b></p>
<p>Landlord Rep: Kakenmaster &amp; Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 / Kylie Gehrke (847) 367-0888 -- 215 SF (215 SF)</p>			
<p><b>28</b></p> 	<p><b>745-747 N Milwaukee Ave</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Built 1950</b> Building Size: <b>5,625 SF</b> Typical Floor Size: <b>1,500 SF</b> Stories: <b>2</b> Expenses: <b>2011 Tax @ \$4.82/sf</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>1,850 SF</b> Max Contig: <b>1,850 SF</b> Smallest Space: <b>1,850 SF</b> Rent/SF/Yr: <b>\$16.22</b> % Leased: <b>100%</b></p>
<p>Landlord Rep: JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X18 -- 1,850 SF (1,850 SF)</p>			

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**1240 N Milwaukee Ave**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class C Office**  
 Status: **Built 2014, Renov 2019**  
 Building Size: **6,500 SF**  
 Typical Floor Size: **6,500 SF**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$4.34/sf, 2012 Est Tax @ \$3.38/sf; 2012 Est Ops @ \$0.89/sf**  
 Parking: **29 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**  
 Max Contig: **1,250 SF**  
 Smallest Space: **1,250 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **61.5%**

Landlord Rep: CBS Realtors / P.Nicholas P. Nicketakakis (847) 374-3676 -- 2,500 SF (1,250 SF)

Property Description: Fast Food Restaurant

30



**1585 N Milwaukee Ave**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class B Office**  
 Status: **Built 1980**  
 Building Size: **19,000 SF**  
 Typical Floor Size: **19,000 SF**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$2.92/sf**  
 Parking: **87 Surface Spaces are available; Ratio of 4.58/1,000 SF**  
 For Sale: **Not For Sale**



Space Avail: **18,000 SF**  
 Max Contig: **9,000 SF**  
 Smallest Space: **9,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 / Kylie Gehrke (847) 367-0888 -- 18,000 SF (9,000 SF)

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




\* Low Lake County taxes

## For Lease Properties\_Libertyville, IL\_March 2020




31		<p><b>755 S Milwaukee Ave</b>  <b>Advocate Condell Medical Campus</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Office/Medical</b>          Status: <b>Built 1979</b>          Building Size: <b>47,401 SF</b>          Typical Floor Size: <b>23,701 SF</b>          Stories: <b>2</b>          Expenses: <b>2018 Tax @ \$2.91/sf</b>          Parking: <b>Ratio of 0.00/1,000 SF</b>          For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>31,188 SF</b>          Max Contig: <b>12,136 SF</b>          Smallest Space: <b>1,059 SF</b>          Rent/SF/Yr: <b>\$13.00</b>          % Leased: <b>34.2%</b></p>
<p>Landlord Rep: Lillibridge Healthcare Services, Inc. / Brian Lauck (630) 324-6953 -- 31,188 SF (1,059-3,907 SF)</p>				
<p>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.</p>				
<p>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.</p>				
32		<p><b>1117 S Milwaukee Ave</b>  <b>Forum Square I Bldg. A</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Office/Medical</b>          Status: <b>Built 1981</b>          Building Size: <b>14,251 SF</b>          Typical Floor Size: <b>14,251 SF</b>          Stories: <b>1</b>          Expenses: <b>2020 Tax @ \$0.60/sf, 2012 Est Tax @ \$3.19/sf; 2020 Ops @ \$0.30/sf, 2012 Est Ops @ \$1.76/sf</b>          Parking: <b>56 Surface Spaces are available; Ratio of 3.93/1,000 SF</b>          For Sale: <b>For Sale as part of a portfolio of 4 properties - Active</b></p>	<p>Space Avail: <b>5,750 SF</b>          Max Contig: <b>5,750 SF</b>          Smallest Space: <b>410 SF</b>          Rent/SF/Yr: <b>\$13.95</b>          % Leased: <b>59.7%</b></p>
<p>Sales Company: Equity Next Inc.: Daniel Pinchasov (561) 900-7000          Landlord Rep: Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 5,750 SF (410-1,200 SF)</p>				
<ul style="list-style-type: none"> <li>* Central atrium</li> <li>* Ample private parking surrounds the entire facility</li> <li>* Courier service available</li> <li>* Buildings A,B,C, &amp; D have a combined square footage of 50,186 sf</li> </ul>				



## For Lease Properties\_Libertyville, IL\_March 2020




<p><b>33</b></p> 	<p><b>1117 S Milwaukee Ave</b>  <b>Forum Square I, Bldg D</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class C Office</b>            Status: <b>Built 1981</b>            Building Size: <b>14,287 SF</b>            Typical Floor Size: <b>14,287 SF</b>            Stories: <b>1</b>            Expenses: <b>2012 Est Tax @ \$3.18/sf; 2012 Est Ops @ \$1.76/sf</b>            Parking: <b>68 Surface Spaces are available; Ratio of 4.76/1,000 SF</b>            For Sale: <b>For Sale as part of a portfolio of 4 properties - Active</b></p>	<p>Space Avail: <b>8,547 SF</b>            Max Contig: <b>2,355 SF</b>            Smallest Space: <b>400 SF</b>            Rent/SF/Yr: <b>\$13.95</b>            % Leased: <b>40.2%</b></p>
<p>Sales Company: Equity Next Inc.: Daniel Pinchasov (561) 900-7000            Landlord Rep: Re/Max Showcase / Jeff Bell (847) 596-6100 -- 8,547 SF (400-2,355 SF)</p>			
<p>Building D's features include a central atrium, ample parking surrounding the entire facility, and available courier service. Buildings A, B, C, &amp; D have a combined square footage of 51,186 square feet.</p>			
<p><b>34</b></p> 	<p><b>1117 S Milwaukee Ave</b>  <b>Forum Square</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class C Office</b>            Status: <b>Built 1981</b>            Building Size: <b>14,277 SF</b>            Typical Floor Size: <b>14,277 SF</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$0.60/sf, 2012 Est Tax @ \$3.34/sf; 2020 Ops @ \$0.30/sf, 2012 Est Ops @ \$1.76/sf</b>            Parking: <b>67 Surface Spaces are available; Ratio of 4.69/1,000 SF</b>            For Sale: <b>For Sale as part of a portfolio of 4 properties - Active</b></p>	<p>Space Avail: <b>8,515 SF</b>            Max Contig: <b>8,515 SF</b>            Smallest Space: <b>600 SF</b>            Rent/SF/Yr: <b>\$13.95</b>            % Leased: <b>54.4%</b></p>
<p>Sales Company: Equity Next Inc.: Daniel Pinchasov (561) 900-7000            Landlord Rep: Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 8,515 SF (600-4,100 SF)</p>			
<p>* Central atrium            * Ample private parking surrounds the entire facility            * Courier service available            * Buildings A,B,C, &amp; D have a combined square footage of 51,186 sf</p>			
<p><b>35</b></p> 	<p><b>1117 S Milwaukee Ave</b>  <b>Forum Square I Bldg. B</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class C Office</b>            Status: <b>Built 1981</b>            Building Size: <b>14,259 SF</b>            Typical Floor Size: <b>14,259 SF</b>            Stories: <b>1</b>            Expenses: <b>1997 Est Tax @ \$1.31/sf; 1997 Est Ops @ \$1.65/sf</b>            Parking: <b>56 Surface Spaces are available; Ratio of 3.93/1,000 SF</b>            For Sale: <b>For Sale as part of a portfolio of 4 properties - Active</b></p>	<p>Space Avail: <b>9,981 SF</b>            Max Contig: <b>2,235 SF</b>            Smallest Space: <b>640 SF</b>            Rent/SF/Yr: <b>\$13.95</b>            % Leased: <b>60.5%</b></p>
<p>Sales Company: Equity Next Inc.: Daniel Pinchasov (561) 900-7000            Landlord Rep: Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 9,981 SF (640-1,580 SF)</p>			
<p>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, &amp; D is 51,186 square feet.</p>			

## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>36</b></p> 	<p><b>1580 S Milwaukee Ave</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Built 1980</b> Building Size: <b>63,212 SF</b> Typical Floor Size: <b>10,535 SF</b> Stories: <b>6</b> Expenses: <b>2018 Tax @ \$2.37/sf; 2016 Ops @ \$1.40/sf</b> Parking: <b>290 Surface Spaces are available; Ratio of 3.36/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>11,735 SF</b> Max Contig: <b>2,290 SF</b> Smallest Space: <b>286 SF</b> Rent/SF/Yr: <b>\$18.50-\$18.95</b> % Leased: <b>81.4%</b></p>
<p>Landlord Rep: Focus Commercial Property Management / Sue Nelsen (847) 680-1020 X1 / Laura Peterson (847) 680-1020 -- 11,735 SF (286-2,290 SF)</p>			
<p>A landmark building in park-like setting. Amenities include, handicap accessibility, access to public transportation, covered parking, courier services, and an on-site restaurant.</p>			
<p><b>37</b></p> 	<p><b>1639-1651 Northwind Blvd</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office/Medical</b> Status: <b>Built 2007</b> Building Size: <b>15,822 SF</b> Typical Floor Size: <b>15,822 SF</b> Stories: <b>1</b> Expenses: <b>2014 Tax @ \$6.59/sf</b> Parking: <b>60 Surface Spaces are available; Ratio of 3.79/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>12,000 SF</b> Max Contig: <b>6,000 SF</b> Smallest Space: <b>3,000 SF</b> Rent/SF/Yr: <b>\$12.00</b> % Leased: <b>24.2%</b></p>
<p>Landlord Rep: Landmark Partners / Ron Roberti (847) 651-0656 -- 6,000 SF (3,000-6,000 SF)</p>			
<p><b>38</b></p> 	<p><b>850-868 Technology Way</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Built 1999</b> Building Size: <b>79,194 SF</b> Typical Floor Size: <b>79,194 SF</b> Stories: <b>1</b> Expenses: <b>2018 Tax @ \$1.66/sf; 2014 Ops @ \$1.33/sf</b> Parking: <b>475 Surface Spaces are available; Ratio of 6.00/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>22,390 SF</b> Max Contig: <b>16,246 SF</b> Smallest Space: <b>6,144 SF</b> Rent/SF/Yr: <b>\$18.50</b> % Leased: <b>92.2%</b></p>
<p>Landlord Rep: Newmark Knight Frank / Mitchell Loveman (312) 224-3198 -- 6,144 SF (6,144 SF)</p>			
<p>Sublet Contact: MK Asset Management, LLC / Hugh Williams (847) 634-4772 Matt Knafel (224) 580-2267 -- 16,246 SF (16,246 SF)</p>			
<p>* Ample parking</p>			
<p>* View of Pine Meadows golf course</p>			
<p>* Close proximity to four-way Tri-State tollway interchange</p>			



# For Lease Properties\_Libertyville, IL\_March 2020

<p><b>39</b></p>		<p><b>900 Technology Way</b> <b>Libertyville Offices at Pine Meadow - A(West)</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class A Office/Medical</b> Status: <b>Built Dec 2008</b> Building Size: <b>45,360 SF</b> Typical Floor Size: <b>15,000 SF</b> Stories: <b>3</b> Expenses: <b>2013 Tax @ \$0.65/sf; 2013 Ops @ \$2.93/sf</b> Parking: <b>400 free Surface Spaces are available; Ratio of 8.81/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>12,266 SF</b> Max Contig: <b>3,484 SF</b> Smallest Space: <b>2,649 SF</b> Rent/SF/Yr: <b>\$19.00</b> % Leased: <b>73.0%</b></p>
<p>Landlord Rep: JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 6,133 SF (2,649-3,484 SF)</p>				
<p>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.</p>				
<p><b>40</b></p>		<p><b>900 Technology Way</b> <b>Libertyville Offices at Pine Meadow - B</b> <b>Libertyville, IL 60048</b> <b>Lake County</b></p>	<p>Building Type: <b>Class B Office/Medical</b> Status: <b>Proposed, breaks ground Apr 2020</b> Building Size: <b>45,000 SF</b> Typical Floor Size: <b>15,000 SF</b> Stories: <b>3</b> Expenses: <b>2006 Est Tax @ \$0.89/sf; 2006 Est Ops @ \$0.81/sf</b> Parking: <b>Ratio of 4.70/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>45,000 SF</b> Max Contig: <b>15,000 SF</b> Smallest Space: <b>15,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b></p>
<p>Landlord Rep: JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 45,000 SF (15,000 SF)</p>				
<p>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.</p>				
<p><b>41</b></p>		<p><b>950 Technology Way</b> <b>Pine Meadow Corp Center II</b> <b>Libertyville, IL 60048</b> <b>Lake County</b> <b>Building E</b></p>	<p>Building Type: <b>Class A Office</b> Status: <b>Built 2001</b> Building Size: <b>90,258 SF</b> Typical Floor Size: <b>30,086 SF</b> Stories: <b>3</b> Expenses: <b>2019 Tax @ \$2.40/sf, 2014 Est Tax @ \$2.43/sf; 2019 Ops @ \$6.30/sf, 2014 Est Ops @ \$6.05/sf</b> Parking: <b>362 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>17,586 SF</b> Max Contig: <b>9,352 SF</b> Smallest Space: <b>2,573 SF</b> Rent/SF/Yr: <b>\$12.50</b> % Leased: <b>86.8%</b></p>
<p>Landlord Rep: NAI Hiffman / J.Jason J. Wurtz (630) 693-0692 / Tabitha Dozier (630) 693-0676 -- 17,586 SF (2,573-9,352 SF)</p>				
<p>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.</p>				





This report does not represent zoning approval at any noted location, to ensure zoning fit for the proposed use, please submit review of Application for Occupancy which is available at [www.Libertyville.com/Occupancy](http://www.Libertyville.com/Occupancy). Call 847-918-2028 with questions. Copyrighted report licensed to Village of Libertyville - 806450.

3/11/2020



## For Lease Properties\_Libertyville, IL\_March 2020

42		<p><b>1860 W Winchester Rd</b>  <b>1860 W Winchester Road</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class C Office/Medical</b>            Status: <b>Built 1999</b>            Building Size: <b>50,000 SF</b>            Typical Floor Size: <b>27,372 SF</b>            Stories: <b>2</b>            Expenses: <b>2017 Tax @ \$0.47/sf, 2013 Est Tax @ \$3.47/sf; 2014 Ops @ \$1.77/sf, 2013 Est Ops @ \$0.22/sf</b>            Parking: <b>Ratio of 5.00/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>12,286 SF</b>            Max Contig: <b>6,143 SF</b>            Smallest Space: <b>6,143 SF</b>            Rent/SF/Yr: <b>\$16.00</b>            % Leased: <b>75.4%</b></p>
		<p>Landlord Rep: Cushman &amp; Wakefield / Michael Labek (312) 470-2309 / Sean D. Kropke (312) 424-8284 -- 6,143 SF (6,143 SF)</p>		
<p>High level of finish.</p>				
43		<p><b>1870 W Winchester Rd</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Class B Office/Medical</b>            Status: <b>Built 2003</b>            Building Size: <b>53,627 SF</b>            Typical Floor Size: <b>30,741 SF</b>            Stories: <b>2</b>            Parking: <b>107 Surface Spaces are available; Ratio of 2.00/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>3,500 SF</b>            Max Contig: <b>3,500 SF</b>            Smallest Space: <b>1,750 SF</b>            Rent/SF/Yr: <b>\$20.00</b>            % Leased: <b>100%</b></p>
		<p>Landlord Rep: Winchester Court Group / Mike Boyd (847) 680-7800            Leasing Company: Winchester Court Group LLC / Mike Boyd (847) 680-7800 -- 3,500 SF (1,750-3,500 SF)</p>		

# For Lease Properties\_Libertyville, IL\_March 2020

Sort By: Building Type = Retail

44



**1899 W Winchester Rd**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Office**  
 Status: **Built Sep 1998**  
 Building Size: **102,993 SF**  
 Typical Floor Size: **31,077 SF**  
 Stories: **3**  
 Expenses: **2010 Tax @ \$0.92/sf**  
 Parking: **515 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**




Space Avail: **31,077 SF**  
 Max Contig: **31,077 SF**  
 Smallest Space: **8,000 SF**  
 Rent/SF/Yr: **\$21.00**  
 % Leased: **69.8%**

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)



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.



## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>45</b></p> 	<p><b>100 E Cook Ave</b>  <b>The Schanck Bldg</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>N/E/C</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>            Status: <b>Built 1910, Renov 2002</b>            Building Size: <b>11,677 SF</b>            Land Area: <b>0.14 AC</b>            Stories: <b>2</b>            Expenses: <b>2011 Tax @ \$1.73/sf, 2012 Est Tax @ \$1.74/sf; 2011 Ops @ \$3.37/sf, 2012 Est Ops @ \$3.37/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>3,909 SF</b>            Max Contig: <b>3,909 SF</b>            Smallest Space: <b>3,909 SF</b>            Rent/SF/YR: <b>\$20.25</b>            % Leased: <b>66.5%</b></p>
<p>Landlord Rep: Coldwell Banker Commercial NRT / Paul Martis (630) 544-4550 / Robert Cook (630) 954-4600 -- 3,909 SF (3,909 SF)</p>			
<p>2002 Renovations include:</p>			
<p>New HVAC, Electric, Sprinkler System, and Life Safety            New Lobby, Elevator, and Store Front</p>			
<p>Interior: Loft Look, Exposed Brick, and High Ceilings</p>			
<p><b>46</b></p> 	<p><b>119 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built 1995</b>            Building Size: <b>5,800 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b>            Parking: <b>53 Surface Spaces are available; Ratio of 9.14/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>2,500 SF</b>            Max Contig: <b>2,500 SF</b>            Smallest Space: <b>2,500 SF</b>            Rent/SF/YR: <b>\$33.12</b>            % Leased: <b>56.9%</b></p>
<p>Landlord Rep: Apple Real Estate Inc / Ishaq Syed (312) 282-9264 -- 2,500 SF (2,500 SF)</p>			
<p><b>47</b></p> 	<p><b>121-139 N Milwaukee Ave</b>  <b>Libertyville Crossing</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Freestanding</b>            Status: <b>Built 2008</b>            Building Size: <b>9,808 SF</b>            Land Area: <b>2.10 AC</b>            Stories: <b>1</b>            Parking: <b>Ratio of 5.86/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>1,361 SF</b>            Max Contig: <b>1,361 SF</b>            Smallest Space: <b>1,361 SF</b>            Rent/SF/YR: <b>\$30.75</b>            % Leased: <b>86.1%</b></p>
<p>Landlord Rep: Millennium Properties R/E, Inc. Brad Thompson (312) 338-3012 -- 1,361 SF (1,361 SF)</p>			




## For Lease Properties\_Libertyville, IL\_March 2020

<p><b>48</b></p> 	<p><b>147-163 N Milwaukee Ave</b>  <b>Libertyville Crossing</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Freestanding</b>            Status: <b>Built Jun 2010</b>            Building Size: <b>8,594 SF</b>            Land Area: <b>0.97 AC</b>            Stories: <b>1</b>            Expenses: <b>2015 Combined Tax/Ops @ \$6.67/sf</b>            Parking: <b>Free Surface Spaces; Ratio of 5.86/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>3,640 SF</b>            Max Contig: <b>2,500 SF</b>            Smallest Space: <b>1,140 SF</b>            Rent/SF/YR: <b>\$32.50</b>            % Leased: <b>86.7%</b></p>
<p>Landlord Rep: Millennium Properties R/E, Inc. / Brad Thompson (312) 338-3012 X228 -- 3,640 SF (1,140-2,500 SF)</p>			
<p><b>49</b></p> 	<p><b>518-534 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront</b>  <b>Retail/Residential</b>            Status: <b>Built 1903</b>            Building Size: <b>23,897 SF</b>            Land Area: <b>0.80 AC</b>            Stories: <b>2</b>            Expenses: <b>2018 Tax @ \$2.84/sf</b>            Parking: <b>50 free Surface Spaces are available; Ratio of 2.09/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>2,160 SF</b>            Max Contig: <b>2,160 SF</b>            Smallest Space: <b>2,160 SF</b>            Rent/SF/YR: <b>\$25.00</b>            % Leased: <b>91.0%</b></p>
<p>Landlord Rep: Cornerstone Commercial Partners II, LLC / Peter Karlis (312) 348-1000 X2 / Spero P. Adamis (312) 348-1000 -- 2,160 SF (2,160 SF)</p>			
<p>Property Description: RETAIL/HOTEL BUILDING</p>			
<p><b>50</b></p>	<p><b>536-542 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built 1913</b>            Building Size: <b>24,000 SF</b>            Land Area: <b>0.22 AC</b>            Stories: <b>3</b>            Expenses: <b>2018 Tax @ \$1.75/sf</b>            Parking: <b>50 free Surface Spaces are available; Ratio of 2.08/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>3,600 SF</b>            Max Contig: <b>3,600 SF</b>            Smallest Space: <b>2,200 SF</b>            Rent/SF/YR: <b>\$27.00</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Lovinger Real Estate / Jeffrey Lovinger (847) 682-0499 -- 3,600 SF (2,200-3,600 SF)</p>			




## For Lease Properties\_Libertyville, IL\_March 2020

51		<p><b>602-610 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Residential</b>            Status: <b>Built 1925</b>            Building Size: <b>15,500 SF</b>            Land Area: <b>0.42 AC</b>            Stories: <b>3</b>            Expenses: <b>2018 Tax @ \$2.67/sf</b>            Parking: <b>18 free Surface Spaces are available; Ratio of 1.16/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>1,300 SF</b>            Max Contig: <b>700 SF</b>            Smallest Space: <b>600 SF</b>            Rent/SF/YR: <b>\$19.00</b>            % Leased: <b>91.6%</b></p>
<p>Landlord Rep: Jay Roy Company / Jay Roy (847) 668-5552 -- 1,300 SF (600-700 SF)</p>				
<p>Property Description: Storefront Retail/Residential</p>				
52		<p><b>620 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Restaurant</b>            Status: <b>Built 1982</b>            Building Size: <b>1,300 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$3.27/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>1,300 SF</b>            Max Contig: <b>1,300 SF</b>            Smallest Space: <b>1,300 SF</b>            Rent/SF/YR: <b>\$24.00</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Kakenmaster &amp; Associates Inc / Kylie Gehrke (847) 367-0888 / Peter Kakenmaster (847) 367-0888 -- 1,300 SF (1,300 SF)</p>				
53		<p><b>753-777 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Residential</b>            Status: <b>Built 1990</b>            Building Size: <b>12,074 SF</b>            Land Area: <b>0.50 AC</b>            Stories: <b>2</b>            Expenses: <b>2018 Tax @ \$0.44/sf</b>            Parking: <b>65 free Surface Spaces are available; Ratio of 5.38/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,000 SF</b>            Max Contig: <b>5,000 SF</b>            Smallest Space: <b>5,000 SF</b>            Rent/SF/YR: <b>Withheld</b>            % Leased: <b>58.6%</b></p>
<p>Landlord Rep: Wami LLC / Tim Smith (847) 769-6380 -- 5,000 SF (5,000 SF)</p>				

## For Lease Properties\_Libertyville, IL\_March 2020

54		<p><b>1002 N Milwaukee Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Freestanding</b>            Status: <b>Built 1959</b>            Building Size: <b>1,781 SF</b>            Land Area: -            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$1.59/sf</b>            Parking: <b>13 free Surface Spaces are available; Ratio of 7.30/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>150 SF</b>            Max Contig: <b>150 SF</b>            Smallest Space: <b>150 SF</b>            Rent/SF/YR: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Mr. Cass / Cass (847) 687-6255            Sublet Contact: Insure Your Future / Rene Apack (847) 917-4870 -- 150 SF (150 SF)</p>				
55		<p><b>1037-1047 N Milwaukee Ave</b>  <b>Win-Mil Point</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Freestanding (Strip Ctr)</b>            Status: <b>Built 1989</b>            Building Size: <b>3,368 SF</b>            Land Area: <b>0.90 AC</b>            Stories: <b>1</b>            Expenses: <b>2008 Tax @ \$10.08/sf</b>            Parking: <b>41 Surface Spaces are available; Ratio of 3.53/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>2,420 SF</b>            Max Contig: <b>2,420 SF</b>            Smallest Space: <b>2,420 SF</b>            Rent/SF/YR: <b>Withheld</b>            % Leased: <b>28.2%</b></p>
<p>Landlord Rep: Frontline Real Estate Partners / Matt Tarshis (847) 780-8063 / Andrew Rubin (847) 780-8062 / Zack Pearlstein (847) 780-8067 / Robert Hayes (847) 780-8065 -- 2,420 SF (2,420 SF)</p>				
56		<p><b>1742-1768 N Milwaukee Ave</b>  <b>Adler Square</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>            Status: <b>Built 2003</b>            Building Size: <b>19,495 SF</b>            Land Area: <b>1.93 AC</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$4.27/sf, 2011 Est Tax @ \$4.23/sf; 2013 Ops @ \$3.30/sf, 2011 Est Ops @ \$3.11/sf</b>            Parking: <b>77 free Surface Spaces are available; Ratio of 3.74/1,000 SF</b>            For Sale: <b>For Sale at \$3,050,000 (\$156.45/SF) - Active</b></p>	<p>Space Avail: <b>5,900 SF</b>            Max Contig: <b>5,900 SF</b>            Smallest Space: <b>1,400 SF</b>            Rent/SF/YR: <b>\$15.00</b>            % Leased: <b>69.7%</b></p>
<p>Sales Company: Quantum Real Estate Advisors, Inc.: Chad M. Firsel (312) 269-9494, Jason Lenhoff (312) 269-9494 X8            Landlord Rep: Cornerstone Commercial Partners II, LLC / Peter Karlis (312) 348-1000 X2 / Spero P. Adamis (312) 348-1000 -- 5,900 SF (1,400-5,900 SF)</p>				

## For Lease Properties\_Libertyville, IL\_March 2020

57		<p><b>820-890 S Milwaukee Ave</b>  <b>Cambridge Plaza</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>N/E/C</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>            Status: <b>Built 1979, Renov 2000</b>            Building Size: <b>36,642 SF</b>            Land Area: <b>8.00 AC</b>            Stories: <b>1</b>            Expenses: <b>2015 Tax @ \$3.38/sf</b>            Parking: <b>286 Surface Spaces are available; Ratio of 5.92/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,770 SF</b>            Max Contig: <b>4,800 SF</b>            Smallest Space: <b>970 SF</b>            Rent/SF/YR: <b>\$15.00-\$18.00</b>            % Leased: <b>86.9%</b></p>
<p>Landlord Rep: BREIS Barrington RE Investment Services LLC / Joshua Smith (847) 847-7202 X2 / David Smith (847) 847-7202 -- 5,770 SF (970-4,800 SF)</p>				
<p>Cambridge Plaza is in a shopping center location with Milwaukee Avenue exposure. It is adjacent to a fully leased office project.</p>				
58		<p><b>902-918 S Milwaukee Ave</b>  <b>Liberty Mill Plaza</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>            Status: <b>Built 1974</b>            Building Size: <b>34,367 SF</b>            Land Area: <b>7.90 AC</b>            Stories: <b>1</b>            Expenses: <b>2009 Tax @ \$4.73/sf</b>            Parking: <b>178 Surface Spaces are available; Ratio of 1.73/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>10,000 SF</b>            Max Contig: <b>10,000 SF</b>            Smallest Space: <b>2,500 SF</b>            Rent/SF/YR: <b>\$20.00</b>            % Leased: <b>70.9%</b></p>
<p>Landlord Rep: Re/Max Showcase / Jeff Bell (847) 596-6100 -- 10,000 SF (2,500-10,000 SF)</p>				
59		<p><b>1125-1199 S Milwaukee Ave</b>  <b>Greentree Plaza</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b>  <b>N/W/C</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>            Status: <b>Existing</b>            Building Size: <b>101,210 SF</b>            Land Area: <b>9.70 AC</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$3.26/sf; 2010 Combined Est Tax/Ops @ \$3.46/sf</b>            Parking: <b>316 Surface Spaces are available; Ratio of 4.20/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>19,144 SF</b>            Max Contig: <b>11,600 SF</b>            Smallest Space: <b>3,044 SF</b>            Rent/SF/YR: <b>\$15.00</b>            % Leased: <b>81.1%</b></p>
<p>Landlord Rep: Seneca Real Estate Group, LLC / Joe Padorr (312) 316-2300 -- 19,144 SF (3,044-11,600 SF)</p>				
<p>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.</p>				
<p>Located on Milwaukee Ave. south of Downtown Libertyville. Area is know of its many new car dealerships and heavy retail shopping centers. Heavy traffic along Milwaukee (approx 33,500 VPD)</p>				






## For Lease Properties\_Libertyville, IL\_March 2020

60		<p><b>1745-1793 Northwind Blvd</b>  <b>Northwind Center</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office (Strip Ctr)</b>          Status: <b>Built 2005</b>          Building Size: <b>20,436 SF</b>          Land Area: <b>2.60 AC</b>          Stories: <b>1</b>          Expenses: <b>2011 Est Tax @ \$2.22/sf; 2011 Est Ops @ \$3.11/sf</b>          Parking: <b>118 Surface Spaces are available; Ratio of 4.20/1,000 SF</b>          For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>14,586 SF</b>          Max Contig: <b>12,634 SF</b>          Smallest Space: <b>1,535 SF</b>          Rent/SF/YR: <b>\$13.75</b>          % Leased: <b>28.6%</b></p>
<p>Landlord Rep: Colliers International / Chris Irwin (847) 698-8193 / Tracy Tepper (847) 698-8203 -- 14,586 SF (1,535-4,261 SF)</p>				
<ul style="list-style-type: none"> <li>·21,400 gross square foot building</li> <li>·On 2.54 acres located at the southwest corner of Peterson Road and Northwind Boulevard.</li> <li>·86 parking spaces. Land area available for 28 more parking spaces.</li> <li>·Area for drive-thru on the west end cap.</li> <li>·All utilities will be fed underground.</li> <li>·14 foot floor to bottom of roof panel. 12 foot clear.</li> <li>·Fully sprinklered.</li> <li>·Fully irrigated.</li> <li>·13 roof top units installed. Average capacity of approximately 1 ton per every 300 square feet.</li> <li>·Concrete thickness: Slab-on-grade 4", and sidewalks 5".</li> <li>·Pavement thickness: 3" pavement over 10" compacted stone.</li> <li>·Fully landscaped.</li> <li>·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.</li> <li>·1" tinted insulated glass, non-reflective.</li> <li>·Anodized aluminum storefront system.</li> <li>·Hollow metal insulated service doors (3'0x 7</li> </ul>				
<p>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.</p>				
<p>End cap unit = 1,952 Sf</p>				
<p>Prominent center unit = 7,691 SF</p>				
<p>Ideal access from Route 45 &amp; Peterson Road; across the street from the Libertyville Sports Complex. Minutes west of I-294.</p>				
61		<p><b>1163-1179 Park Ave</b>  <b>Libertyville Plaza</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail</b>          Status: <b>Built 1970</b>          Building Size: <b>13,000 SF</b>          Land Area: <b>0.47 AC</b>          Stories: <b>1</b>          Expenses: <b>2018 Tax @ \$2.35/sf; 2010 Ops @ \$1.14/sf</b>          Parking: <b>45 Surface Spaces are available; Ratio of 3.00/1,000 SF</b>          For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>4,595 SF</b>          Max Contig: <b>2,615 SF</b>          Smallest Space: <b>1,980 SF</b>          Rent/SF/YR: <b>\$12.00</b>          % Leased: <b>64.7%</b></p>
<p>Landlord Rep: Troy Realty / Chris Verzevoulis (773) 792-3000 X228 / Stephen Cioromski (773) 792-3000 -- 4,595 SF (1,980-2,615 SF)</p>				
<p>Property Description: Strip Center NOSUB1</p>				








## For Lease Properties\_Libertyville, IL\_March 2020

62		<p><b>513 E Park Ave</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Restaurant</b>            Status: <b>Built 1986</b>            Building Size: <b>3,382 SF</b>            Land Area: <b>0.41 AC</b>            Stories: <b>1</b>            Expenses: <b>2016 Tax @ \$1.96/sf</b>            Parking: <b>30 free Surface Spaces are available; Ratio of 8.87/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>3,000 SF</b>            Max Contig: <b>3,000 SF</b>            Smallest Space: <b>3,000 SF</b>            Rent/SF/YR: <b>\$16.00</b>            % Leased: <b>11.3%</b></p>
<p>Landlord Rep: Law Offices of Sameer Chhabria / Sameer Chhabria (312) 580-9500 -- 3,000 SF (3,000 SF)</p>				
63		<p><b>116 Peterson Rd</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/(Strip Ctr)</b>            Status: <b>Built 1988</b>            Building Size: <b>9,700 SF</b>            Land Area: <b>0.72 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$3.11/sf</b>            Parking: <b>30 Surface Spaces are available; Ratio of 3.09/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>2,000 SF</b>            Max Contig: <b>1,000 SF</b>            Smallest Space: <b>1,000 SF</b>            Rent/SF/YR: <b>\$12.00</b>            % Leased: <b>79.4%</b></p>
<p>Landlord Rep: @properties / S.John S. Josephitis (847) 295-0700 -- 2,000 SF (1,000 SF)</p>				
<p>Property Description: Strip Center</p>				
64		<p><b>210-240 Peterson Rd</b>  <b>Grand Place</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>            Status: <b>Built 2004</b>            Building Size: <b>30,280 SF</b>            Land Area: <b>2.86 AC</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$2.90/sf</b>            Parking: <b>132 Surface Spaces are available; Ratio of 4.36/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>4,500 SF</b>            Max Contig: <b>4,500 SF</b>            Smallest Space: <b>4,500 SF</b>            Rent/SF/YR: <b>Withheld</b>            % Leased: <b>85.1%</b></p>
<p>Landlord Rep: Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 4,500 SF (4,500 SF)</p>				

## For Lease Properties\_Libertyville, IL\_March 2020

65		<p><b>249-299 Peterson Rd</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office (Strip Ctr)</b>            Status: <b>Built 1987</b>            Building Size: <b>20,000 SF</b>            Land Area: <b>3 AC</b>            Stories: <b>1</b>            Expenses: <b>2011 Est Tax @ \$2.00/sf; 2011 Est Ops @ \$2.50/sf</b>            Parking: <b>50 free Surface Spaces are available; Ratio of 2.50/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>6,300 SF</b>            Max Contig: <b>2,000 SF</b>            Smallest Space: <b>1,100 SF</b>            Rent/SF/YR: <b>\$12.00-\$13.00</b>            % Leased: <b>68.5%</b></p>
		<p>Landlord Rep: @properties / Ross Bogue (312) 543-2243 -- 3,100 SF (1,100-2,000 SF)            Leasing Company: Kakenmaster &amp; Associates Inc / Peter Kakenmaster (847) 367-0888 Kylie Gehrke (847) 367-0888 -- 1,600 SF (1,600 SF)</p>		
APN# 11084031180000				
66		<p><b>287-289 Peterson Rd</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>            Status: <b>Existing</b>            Building Size: <b>3,396 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b>            Expenses: <b>2011 Tax @ \$1.27/sf; 2012 Ops @ \$1.64/sf</b>            Parking: <b>Ratio of 0.00/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>2,350 SF</b>            Max Contig: <b>2,350 SF</b>            Smallest Space: <b>1,150 SF</b>            Rent/SF/YR: <b>Withheld</b>            % Leased: <b>30.8%</b></p>
		<p>Landlord Rep: Company information unavailable at this time</p>		
67		<p><b>312-342 Peterson Rd</b>  <b>Brookside</b>  <b>Libertyville, IL 60048</b>  <b>Lake County</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>            Status: <b>Built 1986</b>            Building Size: <b>31,260 SF</b>            Land Area: <b>3.66 AC</b>            Stories: <b>1</b>            Expenses: <b>2018 Tax @ \$2.71/sf, 2014 Est Tax @ \$2.55/sf; 2015 Ops @ \$1.16/sf</b>            Parking: <b>212 Surface Spaces are available; Ratio of 6.78/1,000 SF</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>6,352 SF</b>            Max Contig: <b>3,552 SF</b>            Smallest Space: <b>1,100 SF</b>            Rent/SF/YR: <b>\$15.00-\$16.00</b>            % Leased: <b>79.7%</b></p>
		<p>Landlord Rep: Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 6,352 SF (1,100-1,800 SF)</p>		

## For Lease Properties\_Libertyville, IL\_March 2020

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**400-454 Peterson Rd**  
**Country Court**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront Retail/Office**      Space Avail: **1,600 SF**  
 Status: **Built 1978**      Max Contig: **1,600 SF**  
 Building Size: **28,800 SF**      Smallest Space: **1,600 SF**  
 Land Area: **4.96 AC**      Rent/SF/YR: **\$15.00**  
 Stories: **1**      % Leased: **94.4%**  
 Expenses: **2018 Tax @ \$2.61/sf**  
 Parking: **186 free Surface Spaces are available; Ratio of 6.46/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 1,600 SF (1,600 SF)

69



**1413-1451 Peterson Rd**  
**Libertyville, IL 60048**  
**Lake County**  
**N/E/C**

Building Type: **Retail/(Neighborhood Ctr)**      Space Avail: **12,834 SF**  
 Status: **Built 1997**      Max Contig: **8,000 SF**  
 Building Size: **106,755 SF**      Smallest Space: **1,800 SF**  
 Land Area: **15.51 AC**      Rent/SF/YR: **Withheld**  
 Stories: **1**      % Leased: **88.0%**  
 Expenses: **2008 Tax @ \$0.26/sf**  
 Parking: **410 free Surface Spaces are available; Ratio of 3.84/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: Brixmor Property Group / Brad Ratajczak (847) 562-4130  
 Leasing Company: Brixmor Property Group / Brad Ratajczak (847) 562-4130 -- 12,834 SF (1,800-8,000 SF)

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.

# For Lease Properties\_Libertyville, IL\_March 2020

Sort By: Building Type = Specialty

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**101-117 W Rockland Rd**  
**Rockland Plaza**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront Retail/Office (Strip Ctr)**  
 Status: **Built 1960**  
 Building Size: **13,000 SF**  
 Land Area: **1.08 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$3.92/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**  
 % Leased: **88.5%**

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

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.



## For Lease Properties\_Libertyville, IL\_March 2020

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**700 E Park Ave**

**Lifestorage**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Specialty/Self-Storage**

Status: **Built 1960, Renov 2009**

Building Size: **93,630 SF**

Land Area: **8 AC**

Stories: **2**

Expenses: **2018 Tax @ \$1.66/sf, 2011 Est Tax @ \$0.63/sf; 2010 Ops @ \$4.07/sf, 2011 Est Ops @ \$4.07/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: **517 SF**

Max Contig: **270 SF**

Smallest Space: **247 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: Life Storage, Inc. / Chris Laczi (716) 210-9064 / Jennifer Jakubowski (716) 650-6023 -- 517 SF (247-270 SF)

The property contains 753 self storage units.