

**1 624 E Park Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Flex**

Building Status: **Built 1952**

Building Size: **10,000 SF**

Land Area: **1.50 AC**

Stories: **1**

Expenses: **2019 Tax @ \$1.87/sf**

Parking: **Free Covered Spaces**

For Sale: **Not For Sale**

Space Avail: **5,326 SF**

Max Contig: **5,326 SF**

Smallest Space: **2,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **46.7%**



Landlord Rep: **@Properties / Frank Quigley (847) 367-0500 / Laura Rivera (312) 506-0200 -- 5,326 SF (2,000-5,326 SF)**

**2 342 4th St - Hd Olsen**

S/E/C

Libertyville, IL 60048

Lake County

Building Type: **Class C Warehouse**      Space Avail: **5,451 SF**  
 Building Status: **Built 1962**      Max Contig: **3,545 SF**  
 Building Size: **61,000 SF**      Smallest Space: **1,906 SF**  
 Land Area: **2.71 AC**      Rent/SF/Yr: **\$6.50/mg**  
 Stories: **1**      % Leased: **91.1%**  
 Expenses: **2019 Tax @ \$0.84/sf**  
 Parking: **184 free Surface Spaces are available; Ratio of 3.01/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 5,451 SF /271 ofc (1,906-3,545 SF)**

**Building Notes:**

The subject property is within close proximity to I-94 and Route 21 (Milwaukee Road).

**3 1226-1228 American Way - American Corporate Center**

Libertyville, IL 60048

Lake County

Building Type: **Class B Warehouse**      Space Avail: **35,474 SF**  
 Building Status: **Built 1997**      Max Contig: **35,474 SF**  
 Building Size: **35,474 SF**      Smallest Space: **35,474 SF**  
 Land Area: **2.14 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **1**      % Leased: **100%**  
 Expenses: **2019 Tax @ \$1.43/sf**  
 Parking: **77 free Surface Spaces are available; Ratio of 2.17/1,000 SF**  
 For Sale: **For Sale - Active**



Sales Company: **Mass Realty LLC: William Mass (847) 221-3799**

Landlord Rep: **Mass Realty LLC / William Mass (847) 221-3799 -- 35,474 SF (35,474 SF)**

**Building Notes:**

Industrial building with upgraded office/showroom finish. Ideal for companies requiring higher percentage of office finish or showroom.

**4 1755 Butterfield Rd - Bldg 1 - Libertyville Corporate Pk**

Libertyville, IL 60048

Lake County

Building Type: **Class B Warehouse**      Space Avail: **72,000 SF**  
 Building Status: **Built 1968**      Max Contig: **72,000 SF**  
 Building Size: **251,961 SF**      Smallest Space: **40,000 SF**  
 Land Area: **13.91 AC**      Rent/SF/Yr: **\$5.50/mg**  
 Stories: **1**      % Leased: **71.4%**  
 Expenses: **2020 Tax @ \$0.50/sf, 2014 Est Tax @ \$0.38/sf; 2011 Ops @ \$2.69/sf, 2012 Est Ops @ \$2.69/sf**  
 Parking: **85 free Surface Spaces are available; Ratio of 0.34/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Savills / Richard Plonsker (312) 595-2954 -- 72,000 SF /3,500 ofc (40,000-72,000 SF)**



**5 1775 Butterfield Rd - Libertyville Corporate Center**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Warehouse**      Space Avail: **78,924 SF**  
Building Status: **Built Jul 2020**      Max Contig: **78,924 SF**  
Building Size: **78,924 SF**      Smallest Space: **78,924 SF**  
Land Area: **2.30 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **0%**  
Parking: **155 Surface Spaces are available; Ratio of 0.62/1,000 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 / Marc Samuels (847) 720-1368 -- 78,924 SF (78,924 SF)**

**6 1801 Butterfield Rd - Libertyville Corporate Center**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Warehouse**      Space Avail: **50,007 SF**  
Building Status: **Built Oct 2019**      Max Contig: **50,007 SF**  
Building Size: **126,611 SF**      Smallest Space: **50,007 SF**  
Land Area: **10.03 AC**      Rent/SF/Yr: **\$5.95/n**  
Stories: **1**      % Leased: **60.5%**  
For Sale: **Not For Sale**



Landlord Rep: **Cushman & 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)**

**7 410 E Church St - Foulds, Inc. Warehouse**

**AKA 520 E Church St**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class C Warehouse**      Space Avail: **25,000 SF**  
Building Status: **Built 1966**      Max Contig: **25,000 SF**  
Building Size: **25,000 SF**      Smallest Space: **25,000 SF**  
Land Area: **0.77 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2019 Tax @ \$0.81/sf**  
Parking: **25 Surface Spaces are available; Ratio of 1.00/1,000 SF**  
For Sale: **For Sale - Active**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**  
Landlord Rep: **Protect Realty / Tim Hart (847) 924-5864 -- 25,000 SF /1,500 ofc (25,000 SF)**

**Building Notes:**

9/96: Building sold to Morton Manufacturing for \$167,500. Both the seller, Wolf Distribution, and purchaser were self-represented in the transaction.

**8 1820 Enterprise Ct**

**N/W/C**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class B Warehouse**      Space Avail: **17,667 SF**  
Building Status: **Built 1980**      Max Contig: **17,667 SF**  
Building Size: **21,250 SF**      Smallest Space: **4,068 SF**  
Land Area: **1.31 AC**      Rent/SF/Yr: **\$5.95/mg**  
Stories: **1**      % Leased: **16.9%**  
Expenses: **2019 Tax @ \$1.27/sf**  
Parking: **36 free Surface Spaces are available; Ratio of 1.20/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **RD Strategic / Rick Delisle (847) 812-8180 -- 17,667 SF (4,068-17,667 SF)**

**9 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.

**10 1501 Harris Rd - Medline**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Distribution**      Space Avail: **596,616 SF**  
Building Status: **Built 2007**      Max Contig: **596,616 SF**  
Building Size: **596,616 SF**      Smallest Space: **300,000 SF**  
Land Area: **35.56 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2019 Tax @ \$1.15/sf**  
Parking: **192 free 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 -- 596,616 SF /1,500 ofc (300,000-596,616 SF)**



**11 1930 Innovation Way - Innovation Park**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Warehouse**      Space Avail: **50,000 SF**  
Building Status: **Built 1992**      Max Contig: **15,000 SF**  
Building Size: **100,000 SF**      Smallest Space: **500 SF**  
Land Area: **25 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **50.0%**  
Parking: **232 Surface Spaces are available; Ratio of 2.32/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **BECO Management, Inc. / Joseph Ely (301) 437-1720 / Levi Cohen (301) 816-1500 -- 50,000 SF (500-15,000 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.

**12 2001 W Kelley Ct - Northwind Business Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Warehouse**      Space Avail: **46,612 SF**  
Building Status: **Built 2001**      Max Contig: **46,612 SF**  
Building Size: **46,612 SF**      Smallest Space: **46,612 SF**  
Land Area: **2.80 AC**      Rent/SF/Yr: **\$5.95/n**  
Stories: **1**      % Leased: **0%**  
Expenses: **2019 Tax @ \$1.30/sf**  
Parking: **60 free Surface Spaces are available; Ratio of 1.29/1,000 SF**  
For Sale: **For Sale - Active**



Sales Company: **NAI Hiffman: Brandon Waters (630) 693-0673, Jeffrey C. Fischer (630) 317-0726, Francine Ulm (630) 932-1234**

Landlord Rep: **NAI Hiffman / C.Jeffrey C. Fischer (630) 317-0726 / Brandon Waters (630) 693-0673 / Francine Ulm (630) 932-1234 -- 46,612 SF /5,100 ofc (46,612 SF)**

**13 851-899 E Park Ave - LogistiCenter at 94**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Distribution**      Space Avail: **87,969 SF**  
Building Status: **Built 2015**      Max Contig: **51,832 SF**  
Building Size: **185,670 SF**      Smallest Space: **36,137 SF**  
Land Area: **9.82 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2019 Tax @ \$1.58/sf**  
Parking: **51 free Surface Spaces are available; Ratio of 0.16/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Avison Young / H.John H. Hauser (847) 849-1919 / Michael Fonda (847) 849-1910**  
-- **36,137 SF /8,549 ofc (36,137 SF)**  
Sublet Contact: **JLL / Charlie Mintz (773) 632-1040 -- 51,832 SF /8,549 ofc (51,832 SF)**

**14 901-939 E Park Ave - LogistiCenter at 94 - Facility #2 - LogistiCenter at 94**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Distribution**      Space Avail: **52,753 SF**  
Building Status: **Built 2015**      Max Contig: **52,753 SF**  
Building Size: **220,542 SF**      Smallest Space: **52,753 SF**  
Land Area: **11.85 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2019 Tax @ \$1.60/sf**  
Parking: **194 free Surface Spaces are available; Ratio of 0.88/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Avison Young / H.John H. Hauser (847) 849-1919 / Michael Fonda (847) 849-1910**  
-- **52,753 SF /1,350 ofc (52,753 SF)**

**15 912 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: **250,000 SF**      Smallest Space: **49,563 SF**  
Land Area: **21.34 AC**      Rent/SF/Yr: **\$5.50 - \$6.95/mg**  
Stories: **1**      % Leased: **56.7%**  
Expenses: **2019 Tax @ \$0.77/sf**  
Parking: **Free Surface Spaces**  
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)**



**16 1001-1013 Technology Way - Libertyville Business Park**

**S/W/C**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class A Warehouse**  
Building Status: **Built 1995**  
Building Size: **211,502 SF**  
Land Area: **13.09 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$1.21/sf**  
Parking: **320 free Surface Spaces are available; Ratio of 1.51/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **211,502 SF**  
Max Contig: **211,502 SF**  
Smallest Space: **44,636 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **100%**



Landlord Rep: **Colliers International / Ned Frank (847) 698-8261 / Jonathan Kohn (847) 698-8279 / Patrick Hake (847) 828-9018 -- 211,502 SF /31,029 ofc (44,636-106,113 SF)**

**Building Notes:**

Drive-in doors can be built to suit. Docks expandable. Located adjacent to Pine Meadows Golf Course.

**17 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: **2019 Tax @ \$0.88/sf**  
For Sale: **Not For Sale**

Space Avail: **16,000 SF**  
Max Contig: **16,000 SF**  
Smallest Space: **16,000 SF**  
Rent/SF/Yr: **\$5.50/n**  
% Leased: **50.0%**



Landlord Rep: **NAI Hiffman / A.Stephen A. Sullivan (847) 610-0123 -- 16,000 SF /4,000 ofc (16,000 SF)**

**18 1850 N US 45**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Class B Distribution**  
Building Status: **Proposed, breaks ground Aug 2021**  
Building Size: **168,980 SF**  
Land Area: **30 AC**  
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**

Space Avail: **168,980 SF**  
Max Contig: **319,780 SF**  
Smallest Space: **50,100 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



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)**

Libertyville, IL 60048  
Lake County

Building Type: **Class B Industrial** Space Avail: **165,150 SF**  
Building Status: **Proposed, breaks ground Aug 2021** Max Contig: **327,550 SF**  
Smallest Space: **50,000 SF**  
Building Size: **165,150 SF** Rent/SF/Yr: **Withheld**  
Land Area: **30 AC** % Leased: **0%**  
Stories: **1**  
Expenses: **2000 Tax @ \$0.22/sf**  
Parking: **190 Surface Spaces are available; Ratio of 1.15/1,000 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)**



**20 1232-1280 American Way - American Way Corporate Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **9,955 SF**  
Building Status: **Built 2005**      Max Contig: **2,299 SF**  
Building Size: **22,855 SF**      Smallest Space: **1,534 SF**  
Typical Floor Size: **11,427 SF**      Rent/SF/Yr: **\$23.00 - \$25.00/mg**  
Stories: **2**      % Leased: **100%**  
  
Expenses: **2019 Tax @ \$2.52/sf**  
Parking: **79 free Surface Spaces are available; Ratio of 8.08/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **SVN I Chicago Commercial / M.Albert M. Lindeman (312) 756-7352 -- 6,127 SF (1,534-2,299 SF)**  
Sublet Contact: **SVN I Chicago Commercial / Albert M. Lindeman (312) 756-7352 -- 3,828 SF (1,534-2,294 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.

**21 1512 Artaius Pky - DS&T Building**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **5,750 SF**  
Building Status: **Built 1985**      Max Contig: **3,000 SF**  
Building Size: **18,712 SF**      Smallest Space: **750 SF**  
Typical Floor Size: **4,827 SF**      Rent/SF/Yr: **\$15.00 - \$16.00**  
Stories: **3**      % Leased: **69.3%**  
  
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: **Insite Commercial Realty / Robert Edelstein (312) 203-3199 / Andrew T. Prunty (847) 650-8299 -- 5,750 SF (750-3,000 SF)**

**22 1795 Butterfield Rd - Bldg 2 - Libertyville Corporate Pk**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**                      Space Avail: **30,570 SF**  
Building Status: **Built 1970, Renov 1998**                      Max Contig: **30,570 SF**  
Building Size: **35,141 SF**                      Smallest Space: **5,000 SF**  
Typical Floor Size: **17,817 SF**                      Rent/SF/Yr: **\$13.50/nnn**  
Stories: **2**                      % Leased: **13.0%**  
Expenses: **2019 Tax @ \$1.57/sf, 1995 Est Tax @ \$0.40/sf; 2012 Ops @ \$6.15/sf**  
Parking: **Free Surface Spaces; Ratio of 5.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Cushman & Wakefield / Eric Fischer (847) 720-1369 / Chris Cummins (847) 518-3238 -- 30,570 SF (5,000-15,285 SF)**

**23 150 E Cook Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**                      Space Avail: **2,670 SF**  
Building Status: **Built 1988**                      Max Contig: **1,340 SF**  
Building Size: **6,140 SF**                      Smallest Space: **648 SF**  
Typical Floor Size: **6,140 SF**                      Rent/SF/Yr: **\$18.00 - \$22.00**  
Stories: **1**                      % Leased: **56.5%**  
Expenses: **2019 Tax @ \$3.38/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 -- 2,670 SF (648-1,340 SF)**

**24 732 Florsheim Dr**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office/Medical**      Space Avail: **1,050 SF**  
Building Status: **Built 1997**      Max Contig: **1,050 SF**  
Building Size: **6,250 SF**      Smallest Space: **1,050 SF**  
Typical Floor Size: **6,250 SF**      Rent/SF/Yr: **\$16.51/mg**  
Stories: **1**      % Leased: **83.2%**  
Parking: **31 Surface Spaces are available; Ratio of 4.96/1,000 SF**  
For Sale: **Not For Sale**



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

**25 740 Florsheim Dr - Florsheim Professional Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **4,644 SF**  
Building Status: **Built 1999**      Max Contig: **2,322 SF**  
Building Size: **12,424 SF**      Smallest Space: **2,322 SF**  
Typical Floor Size: **12,424 SF**      Rent/SF/Yr: **\$18.00**  
Stories: **1**      % Leased: **62.6%**  
Expenses: **2019 Tax @ \$0.40/sf**  
Parking: **Ratio of 4.00/1,000 SF**  
For Sale: **This property has one 2,322 condo for sale.**



Seller Rep (Condo): **Insite Commercial Realty /Robert Edelstein (312) 203-3199(2,322 SF)**

**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.

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.

**26 890 S Garfield Ave - 890 Professional Medical Office Building**

**Libertyville, IL 60048**  
**Lake County**

Building Type: <b>Class B Office/Medical</b>	Space Avail: <b>4,344 SF</b>
Building Status: <b>Built 1980</b>	Max Contig: <b>2,405 SF</b>
Building Size: <b>23,091 SF</b>	Smallest Space: <b>1,101 SF</b>
Typical Floor Size: <b>11,546 SF</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>2</b>	% Leased: <b>81.2%</b>
Expenses: <b>2019 Tax @ \$2.12/sf</b>	
For Sale: <b>Not For Sale</b>	



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.

**27 1800 Hollister Dr - Grand Oaks Health Center**

**Libertyville, IL 60048**  
**Lake County**

Building Type: <b>Class A Office/Medical</b>	Space Avail: <b>12,101 SF</b>
Building Status: <b>Built Aug 1998</b>	Max Contig: <b>8,688 SF</b>
Building Size: <b>57,000 SF</b>	Smallest Space: <b>1,256 SF</b>
Typical Floor Size: <b>19,000 SF</b>	Rent/SF/Yr: <b>\$15.00/nnn</b>
Stories: <b>3</b>	% Leased: <b>78.8%</b>
Expenses: <b>2019 Tax @ \$3.15/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>	



Landlord Rep: **Waveland Property Group Jonathan Swindle (630) 230-1227 Kyle Arnold (630) 230-1225 Conner Stout (630) 230-1224 -- 12,101 SF (1,256-5,494 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

**28 1900 Hollister Dr - Hawthorn Health Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **5,349 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: **84.7%**  
Expenses: **2019 Tax @ \$3.03/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 -- 5,349 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.

**29 1910 Innovation Way - Innovation Park**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Office/Industrial Live/Work Unit**      Space Avail: **98,376 SF**  
Building Status: **Built 1992, Renov 2015**      Max Contig: **98,376 SF**  
Building Size: **349,286 SF**      Smallest Space: **25,000 SF**  
Typical Floor Size: **174,643 SF**      Rent/SF/Yr: **Withheld**  
Stories: **2**      % Leased: **71.8%**  
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)**



**30 1930 Innovation Way - Innovation Park**

**Libertyville, IL 60048** Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **84,334 SF**  
**Lake County** Building Status: **Built 1992, Renov 2015** Max Contig: **60,451 SF**  
Smallest Space: **150 SF**  
Building Size: **209,122 SF** Rent/SF/Yr: **Withheld**  
Typical Floor Size: **118,600 SF** % Leased: **59.7%**  
Stories: **2**  
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)**

**31 1940 Innovation Way - Innovation Park**

**Libertyville, IL 60048** Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **46,827 SF**  
**Lake County** Building Status: **Built 1992, Renov 2015** Max Contig: **46,827 SF**  
Smallest Space: **46,827 SF**  
Building Size: **46,827 SF** Rent/SF/Yr: **Withheld**  
Typical Floor Size: **46,827 SF** % Leased: **0%**  
Stories: **2**  
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)**

**32 1950 Innovation Way - Innovation Park**

**Libertyville, IL 60048** Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **207,587 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**  
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 -- 42,357 SF (20,552-21,805 SF)**



**33 325 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: **2019 Tax @ \$4.02/sf, 2012 Est Tax @ \$2.59/sf; 2012 Est Ops @ \$4.81/sf**  
 Parking: **117 free Surface Spaces are available; Ratio of 3.99/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **14,665 SF**  
 Max Contig: **14,665 SF**  
 Smallest Space: **6,922 SF**  
 Rent/SF/Yr: **\$23.00/fs**  
 % Leased: **50.0%**



Landlord Rep: **CBRE / E.Daniel E. Graham (847) 706-4032 / Robert Graham (847) 706-4034 -- 14,665 SF (6,922-7,743 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.

**34 428 N Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**  
 Building Status: **Built 1900**  
 Building Size: **215 SF**  
 Typical Floor Size: **108 SF**  
 Stories: **2**  
 For Sale: **Not For Sale**

Space Avail: **215 SF**  
 Max Contig: **215 SF**  
 Smallest Space: **215 SF**  
 Rent/SF/Yr: **\$27.91/+elec**  
 % Leased: **0%**



Landlord Rep: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 / Kylie Gehrke (847) 367-0888 -- 215 SF (215 SF)**

**35 745-747 N Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**  
 Building Status: **Built 1950**  
 Building Size: **5,625 SF**  
 Typical Floor Size: **1,500 SF**  
 Stories: **2**  
 Expenses: **2019 Tax @ \$6.38/sf**  
 For Sale: **Not For Sale**

Space Avail: **2,710 SF**  
 Max Contig: **1,850 SF**  
 Smallest Space: **860 SF**  
 Rent/SF/Yr: **\$12.97 - \$16.75/mg**  
 % Leased: **51.8%**



Landlord Rep: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X15 -- 2,710 SF (860-1,850 SF)**

**36 1240 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**  
Building Status: **Built 2019**  
Building Size: **6,500 SF**  
Typical Floor Size: **6,500 SF**  
Stories: **1**  
Expenses: **2019 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. Nicketakis (847) 374-3676 -- 2,500 SF (1,250 SF)**

**Building Notes:**

Property Description: Fast Food Restaurant

**37 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: **2019 Tax @ \$2.79/sf**  
Parking: **87 Surface Spaces are available; Ratio of 4.27/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **7,497 SF**  
Max Contig: **6,743 SF**  
Smallest Space: **754 SF**  
Rent/SF/Yr: **\$10.00 - \$12.00/n**  
% Leased: **74.7%**



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

**38 1641 N Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**      Space Avail: **1,100 SF**  
 Building Status: **Built 1981**      Max Contig: **1,100 SF**  
 Building Size: **18,247 SF**      Smallest Space: **1,100 SF**  
 Typical Floor Size: **18,247 SF**      Rent/SF/Yr: **\$14.50/+util**  
 Stories: **1**      % Leased: **94.0%**  
 Expenses: **2019 Tax @ \$0.15/sf; 2012 Ops @ \$1.04/sf**  
 For Sale: **Not For Sale**

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

Plenty of parking. Many offices in complex are occupied by medical professionals. No initial start up costs.

**39 755 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**      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: **2019 Tax @ \$2.98/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.

**40 800 S Milwaukee Ave - 800 S Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical**      Space Avail: **9,687 SF**  
 Building Status: **Built 1979**      Max Contig: **4,188 SF**  
 Building Size: **36,642 SF**      Smallest Space: **1,541 SF**  
 Typical Floor Size: **16,900 SF**      Rent/SF/Yr: **\$14.00/nnn**  
 Stories: **2**      % Leased: **100%**  
 Expenses: **2019 Tax @ \$1.66/sf; 2010 Ops @ \$5.40/sf**  
 Parking: **166 free Surface Spaces are available; Ratio of 4.53/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: **Lee & Associates / Carole Caveney (773) 355-5082 -- 9,687 SF (1,541-4,188 SF)**

**41 1117 S Milwaukee Ave - Forum Square I Bldg. B - Forum Square I**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**      Space Avail: **9,981 SF**  
Building Status: **Built 1981**      Max Contig: **2,235 SF**  
Building Size: **14,259 SF**      Smallest Space: **640 SF**  
Typical Floor Size: **14,259 SF**      Rent/SF/Yr: **\$13.95/nn**  
Stories: **1**      % Leased: **60.5%**  
Expenses: **2019 Tax @ \$1.29/sf, 1997 Est Tax @ \$1.31/sf; 1997 Est Ops @ \$1.65/sf**  
Parking: **56 Surface Spaces are available; Ratio of 3.93/1,000 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: **Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 9,981 SF (640-1,580 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.

**42 1580 S Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **15,422 SF**  
Building Status: **Built 1980**      Max Contig: **2,290 SF**  
Building Size: **63,207 SF**      Smallest Space: **286 SF**  
Typical Floor Size: **1,000 SF**      Rent/SF/Yr: **\$16.00/mg**  
Stories: **6**      % Leased: **75.6%**  
Expenses: **2019 Tax @ \$1.91/sf; 2016 Ops @ \$1.40/sf**  
Parking: **290 Surface Spaces are available; Ratio of 3.36/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Focus Commercial Property Management / Sue Nelsen (847) 680-1020 X1 -- 15,422 SF (286-2,290 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.

**43 131 E Park Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office/Medical**      Space Avail: **1,500 SF**  
Building Status: **Built 1989**      Max Contig: **1,500 SF**  
Building Size: **15,718 SF**      Smallest Space: **1,500 SF**  
Typical Floor Size: **5,239 SF**      Rent/SF/Yr: **\$12.00/fs**  
Stories: **3**      % Leased: **100%**  
Expenses: **2019 Tax @ \$2.45/sf**  
Parking: **27 Surface Spaces are available; Ratio of 1.72/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **The DeBruler Company / Trudy Valente (847) 367-1111 X11 -- 1,500 SF (1,500 SF)**

**44 1009-1013 W Park Ave - Dymond Park**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **3,000 SF**  
Building Status: **Built 1993**      Max Contig: **1,500 SF**  
Building Size: **4,500 SF**      Smallest Space: **1,500 SF**  
Typical Floor Size: **1,500 SF**      Rent/SF/Yr: **\$23.00**  
Stories: **1**      % Leased: **66.7%**  
Expenses: **2019 Tax @ \$1.66/sf**  
Parking: **24 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
For Sale: **This property has one 1,500 condo for sale.**



Seller Rep (Condo): **Protect Realty /Tim Hart (847) 924-5864(1,500 SF)**

**Building Notes:**

Office Condominium

**45 200 Peterson Rd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**      Space Avail: **400 SF**  
Building Status: **Built 1950, Renov 1991**      Max Contig: **400 SF**  
Building Size: **2,300 SF**      Smallest Space: **400 SF**  
Typical Floor Size: **400 SF**      Rent/SF/Yr: **\$12.00/n**  
Stories: **2**      % Leased: **100%**  
Expenses: **2019 Tax @ \$3.26/sf**  
Parking: **3 Surface Spaces are available; Ratio of 7.50/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Jim Kelly / Jim Kelly (847) 922-7711 -- 400 SF (400 SF)**

**Building Notes:**

\* 1,000-square foot basement for storage

\* Ample parking available

\* Ideal for any professional office use (legal, real estate, accounting, etc.)



**46 14047 W Petronella Dr**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**  
Building Status: **Built 1996**  
Building Size: **23,500 SF**  
Typical Floor Size: **2 SF**  
Stories: **2**  
Expenses: **2019 Tax @ \$0.43/sf**  
For Sale: **Not For Sale**

Space Avail: **1,508 SF**  
Max Contig: **1,508 SF**  
Smallest Space: **1,508 SF**  
Rent/SF/Yr: **\$15.00/mg**  
% Leased: **93.6%**



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

**47 850-868 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: **4,500 SF**  
Max Contig: **4,500 SF**  
Smallest Space: **4,500 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **94.3%**



Landlord Rep: **Newmark / Mitchell Loveman (312) 224-3198 -- 4,500 SF (4,500 SF)**

**Building Notes:**

- \* Ample parking
- \* View of Pine Meadows golf course
- \* Close proximity to four-way Tri-State tollway interchange



**48 870 Technology Way - Pine Meadow Corp Center Bldg C - Pine Meadow Corp Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**                      Space Avail: **23,985 SF**  
Building Status: **Built 1999**                      Max Contig: **23,985 SF**  
Building Size: **23,985 SF**                      Smallest Space: **23,985 SF**  
Typical Floor Size: **23,985 SF**                      Rent/SF/Yr: **\$18.00/mg**  
Stories: **1**                      % Leased: **0%**  
Expenses: **2019 Tax @ \$2.80/sf, 2012 Est Tax @ \$2.09/sf; 2009  
Ops @ \$3.91/sf, 2012 Est Ops @ \$3.91/sf**  
Parking: **113 Surface Spaces are available; Ratio of  
5.50/1,000 SF**  
For Sale: **For Sale - Active**



Sales Company: **Exeter Property Group: Daniel Shapiro (312) 292-1258**  
Landlord Rep: **Exeter Property Group / Jason DeFilippis (847) 867-4937 / Daniel Shapiro (312)  
292-1258 -- 23,985 SF (23,985 SF)**

**Building Notes:**

- \* Ample parking
- \* View of Pine Meadows golf course
- \* Close proximity to four-way Tri-State tollway interchange

**49 900 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: **12,266 SF**  
Building Status: **Built Dec 2008**                      Max Contig: **3,484 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: **73.0%**  
Expenses: **2019 Tax @ \$0.15/sf; 2013 Ops @ \$2.93/sf**  
Parking: **400 free Surface Spaces are available; Ratio of  
8.81/1,000 SF**  
For Sale: **This property has 2 condos that are for sale. The  
size of the for sale condos range from 2,649 SF to  
3,484 SF.**



Seller Rep (Condo): **JC Forney Realty Inc /Ralph Huszagh (847) 362-2000 X12(2,649-6,133 SF)**

**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.



**52 1860 W Winchester Rd - 1860 W Winchester Road**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office/Medical**      Space Avail: **1,310 SF**  
Building Status: **Built 1999**      Max Contig: **1,310 SF**  
Building Size: **50,000 SF**      Smallest Space: **1,310 SF**  
Typical Floor Size: **27,372 SF**      Rent/SF/Yr: **\$17.50/mg**  
Stories: **2**      % Leased: **97.4%**  
Expenses: **2019 Tax @ \$0.50/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**

**Building Notes:**

High level of finish.

**53 1870 W Winchester Rd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **6,361 SF**  
Building Status: **Built 2003**      Max Contig: **3,500 SF**  
Building Size: **53,627 SF**      Smallest Space: **1,261 SF**  
Typical Floor Size: **30,741 SF**      Rent/SF/Yr: **\$19.50/mg**  
Stories: **2**      % Leased: **88.1%**  
Expenses: **2019 Tax @ \$0.11/sf**  
Parking: **107 Surface Spaces are available; Ratio of**  
**2.00/1,000 SF**  
For Sale: **Not For Sale**



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

Libertyville, IL 60048

Lake County

Building Type: <b>Class B Office/Medical</b>	Space Avail: <b>6,408 SF</b>
Building Status: <b>Built 2003</b>	Max Contig: <b>2,500 SF</b>
Building Size: <b>50,000 SF</b>	Smallest Space: <b>1,954 SF</b>
Typical Floor Size: <b>25,000 SF</b>	Rent/SF/Yr: <b>\$19.50 - \$24.00</b>
Stories: <b>2</b>	% Leased: <b>87.2%</b>



Expenses: **2019 Tax @ \$0.12/sf**  
 Parking: **250 Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **This property has one 1,954 condo for sale.**

Seller Rep (Condo): **RD Strategic /Rick Delisle (847) 812-8180(1,954 SF)**  
 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 Kohler 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.

**55 1899 W Winchester Rd - Pine Meadow Corporate Center**

**AKA 1000 Technology Way**

Building Type: **Class A Office**

Space Avail: **31,077 SF**

Building Status: **Built Sep 1998**

Max Contig: **31,077 SF**

**Libertyville, IL 60048**

Building Size: **102,993 SF**

Smallest Space: **8,000 SF**

**Lake County**

Typical Floor Size: **31,077 SF**

Rent/SF/Yr: **\$21.00/fs**

Stories: **3**

% Leased: **69.8%**

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**



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.

**56 100 E Cook Ave - The Schanck Bldg**

**AKA 500 N Milwaukee Ave** Building Type: **Retail/Storefront** Space Avail: **1,212 SF**  
**N/E/C** **Retail/Office** Max Contig: **1,212 SF**  
Building Status: **Built 1910, Renov 2002** Smallest Space: **1,212 SF**  
**Libertyville, IL 60048** Building Size: **11,677 SF** Rent/SF/Yr: **Withheld**  
**Lake County** Land Area: **0.14 AC** % Leased: **89.6%**  
Stories: **2**  
Expenses: **2019 Tax @ \$2.65/sf, 2012 Est Tax @ \$1.74/sf; 2011**  
**Ops @ \$3.37/sf, 2012 Est Ops @ \$3.37/sf**  
For Sale: **Not For Sale**



Landlord Rep: **Coldwell Banker Commercial NRT / Paul Martis (630) 544-4550**  
Leasing Company: **Baird & Warner / Bob Krombach (847) 367-1855 -- 1,212 SF (1,212 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

**57 109 E Cook Ave**

**Libertyville, IL 60048** Building Type: **Retail/Storefront** Space Avail: **1,375 SF**  
**Lake County** Building Status: **Built 1900** Max Contig: **1,375 SF**  
Building Size: **1,375 SF** Smallest Space: **1,375 SF**  
Land Area: - Rent/SF/Yr: **\$15.70/+util**  
Stories: **1** % Leased: **0%**  
For Sale: **Not For Sale**



Landlord Rep: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 -- 1,375 SF (1,375 SF)**



**58 100-130 N Milwaukee Ave - Milpark Mall Plaza - Milpark Mall**

**AKA 306 Peterson 137Hwy Rd** Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **1,575 SF**  
Max Contig: **1,575 SF**  
**Libertyville, IL 60048** Building Status: **Built 1954** Smallest Space: **1,575 SF**  
Building Size: **40,000 SF** Rent/SF/Yr: **Withheld**  
**Lake County** Land Area: **1.92 AC** % Leased: **100%**  
Stories: **1**  
Expenses: **2019 Tax @ \$3.46/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 -- 1,575 SF (1,575 SF)**

**Building Notes:**

\* Ample parking

**59 121-139 N Milwaukee Ave - Libertyville Crossing**

**Libertyville, IL 60048** Building Type: **Retail/Freestanding** Space Avail: **6,300 SF**  
Max Contig: **2,500 SF**  
**Lake County** Building Status: **Built 2008** Smallest Space: **1,900 SF**  
Building Size: **9,808 SF** Rent/SF/Yr: **\$19.00/nnn**  
Land Area: **2.10 AC** % Leased: **35.8%**  
Stories: **1**  
Expenses: **2019 Tax @ \$14.16/sf**  
Parking: **Ratio of 5.86/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Horvath & Tremblay / Mark Heidecke (312) 637-6582 / John Przybyla (312) 361-1643 -- 6,300 SF (1,900-2,500 SF)**

**60 340-354 N Milwaukee Ave - Harris Bank Building**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Bank**  
Building Status: **Built 1928**  
Building Size: **19,650 SF**  
Land Area: **1.29 AC**  
Stories: **2**  
Expenses: **2019 Tax @ \$1.36/sf**  
Parking: **77 Surface Spaces are available; Ratio of 3.92/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,696 SF**  
Max Contig: **1,696 SF**  
Smallest Space: **755 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **91.4%**



Landlord Rep: **Colliers International / Tim Hart (847) 924-5864**

Leasing Company: **Protect Realty / Tim Hart (847) 924-5864 -- 1,696 SF (755-941 SF)**

**Building Notes:**

Building Specifications:

- Located in the CBD of Libertyville
- Ample street and municipal parking
- Great visibility from Milwaukee Ave-- Traffic count 26,500
- Signage available
- Restaurants and shopping nearby
- Demographics available upon request

**61 406-408 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: **Withheld**  
% Leased: **75.0%**



Landlord Rep: **Frontline Real Estate Partners / Andrew Rubin (847) 780-8062 / Matt Tarshis (847) 780-8063 / Zack Pearlstein (847) 780-8067 / Andrew Picchietti (847) 602-2005 -- 1,700 SF (1,700 SF)**

**62 416 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Storefront**      Space Avail: **8,171 SF**  
Building Status: **Built 1950**      Max Contig: **8,171 SF**  
Building Size: **8,171 SF**      Smallest Space: **8,171 SF**  
Land Area: **0.44 AC**      Rent/SF/Yr: **\$20.00/n**  
Stories: **1**      % Leased: **0%**  
Expenses: **2019 Tax @ \$2.68/sf, 2011 Est Tax @ \$2.00/sf; 2012  
Ops @ \$1.60/sf, 2011 Est Ops @ \$3.60/sf**  
Parking: **35 free Surface Spaces are available; Ratio of  
4.28/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325 / Elliott  
Khayat (847) 456-1486 / Taylor Rossmann (847) 293-7906 -- 8,171 SF (8,171 SF)**

**Building Notes:**

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

**63 510-514 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Storefront  
Retail/Residential**      Space Avail: **1,600 SF**  
Building Status: **Built 1920**      Max Contig: **1,600 SF**  
Building Size: **7,154 SF**      Smallest Space: **1,600 SF**  
Land Area: **0.20 AC**      Rent/SF/Yr: **Withheld**  
Stories: **2**      % Leased: **77.6%**  
Expenses: **2019 Tax @ \$4.46/sf**  
Parking: **Ratio of 3.31/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **945 Lakeview Parkway LLC / Mike Mang (847) 456-9904 -- 1,600 SF (1,600 SF)**

**Building Notes:**

Property Description: Storefront Retail/Residential

**64 518-534 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

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

Building Status: **Built 1903**

Building Size: **23,897 SF**

Land Area: **0.80 AC**

Stories: **2**

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

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

For Sale: **Not For Sale**

Space Avail: **2,895 SF**

Max Contig: **2,895 SF**

Smallest Space: **735 SF**

Rent/SF/Yr: **Withheld**

% Leased: **87.9%**



Landlord Rep: **Cornerstone Commercial Partners II, LLC / Peter Karlis (312) 348-1000 X2 / Spero P. Adamis (312) 348-1000 -- 2,895 SF (735-2,895 SF)**

**Building Notes:**

Property Description: RETAIL/HOTEL BUILDING

**65 536-542 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Restaurant**

Building Status: **Built 1913**

Building Size: **18,000 SF**

Land Area: **0.22 AC**

Stories: **3**

Expenses: **2019 Tax @ \$2.39/sf**

Parking: **100 free Surface Spaces are available; Ratio of  
5.56/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,500 SF**

Max Contig: **1,300 SF**

Smallest Space: **1,200 SF**

Rent/SF/Yr: **\$27.50**

% Leased: **86.1%**



Landlord Rep: **Baird & Warner / Jeffrey Lovinger (847) 682-0499 -- 2,500 SF (1,200-1,300 SF)**

**66 602-610 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: **2019 Tax @ \$2.74/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



**67 620-622 N Milwaukee Ave**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront**  
Building Status: **Built 1982**  
Building Size: **2,600 SF**  
Land Area: **0.11 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$2.57/sf**  
Parking: **6 Surface Spaces are available; Ratio of 2.31/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **2,600 SF**  
Max Contig: **1,300 SF**  
Smallest Space: **1,300 SF**  
Rent/SF/Yr: **\$27.00/mg**  
% Leased: **0%**



Landlord Rep: **Jay Roy Company / Jay Roy (608) 247-2860 -- 2,600 SF (1,300 SF)**

**68 708 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: **2019 Tax @ \$1.04/sf**  
For Sale: **Not For Sale**

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



Landlord Rep: **Jay Roy Company / Jay Roy (608) 247-2860 -- 4,000 SF (4,000 SF)**

**69 753-757 N Milwaukee Ave**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront**  
**Retail/Residential**  
Building Status: **Built 1990**  
Building Size: **12,074 SF**  
Land Area: **0.50 AC**  
Stories: **2**  
Expenses: **2019 Tax @ \$0.45/sf**  
Parking: **65 free Surface Spaces are available; Ratio of 5.38/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,000 SF**  
Max Contig: **5,000 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **58.6%**



Landlord Rep: **Wami LLC / Tim Smith (847) 769-6380 -- 5,000 SF (5,000 SF)**

**70 1002 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Freestanding**      Space Avail: **150 SF**  
Building Status: **Built 1959**      Max Contig: **150 SF**  
Building Size: **1,781 SF**      Smallest Space: **150 SF**  
Land Area: -      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2019 Tax @ \$1.87/sf**  
Parking: **13 free Surface Spaces are available; Ratio of 7.30/1,000 SF**  
For Sale: **Not For Sale**



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

**71 1037-1047 N Milwaukee Ave - Win-Mil Point**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Freestanding (Strip Ctr)**      Space Avail: **2,420 SF**  
Building Status: **Built 1989**      Max Contig: **2,420 SF**  
Building Size: **3,368 SF**      Smallest Space: **2,420 SF**  
Land Area: **0.90 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **28.2%**  
Expenses: **2019 Tax @ \$12.45/sf**  
Parking: **41 Surface Spaces are available; Ratio of 3.53/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Frontline Real Estate Partners / Matt Tarshis (847) 780-8063 / Andrew Rubin (847) 780-8062 / Zack Pearlstein (847) 780-8067 -- 2,420 SF (2,420 SF)**



**72 1509 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Storefront  
Retail/Office**      Space Avail: **2,000 SF**  
 Building Status: **Built 1978, Renov 1992**      Max Contig: **2,000 SF**  
 Building Size: **15,000 SF**      Smallest Space: **2,000 SF**  
 Land Area: **2 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **1**      % Leased: **86.7%**  
 Expenses: **2019 Tax @ \$3.12/sf**  
 Parking: **61 free Surface Spaces are available; Ratio of  
2.97/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*

**Building Notes:**

November 2000: Building sold to Money Concepts, Inc, represented by Forney-Jenkins Realty. The seller, Wonderlic Personnel was represented by Cushman & Wakefield.

- \* Security system and fire alarm system
- \* High ceilings and skylights in general office areas
- \* Sidelights in individual offices providing natural light
- \* Employee lounge/training area
- \* Garage building (4,640sf) for add'l (heated) storage
- \* Mezzanine area (1,928sf) for add'l storage or workspace

**73 200-218 S Milwaukee Ave - @Properties Square**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/(Strip Ctr)**      Space Avail: **2,596 SF**  
 Building Status: **Built 2001**      Max Contig: **2,596 SF**  
 Building Size: **11,614 SF**      Smallest Space: **1,507 SF**  
 Land Area: **1.03 AC**      Rent/SF/Yr: **\$20.00/nnn**  
 Stories: **1**      % Leased: **77.7%**  
 Expenses: **2019 Tax @ \$4.10/sf**  
 Parking: **52 Surface Spaces are available; Ratio of 4.47/1,000  
SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Frontline Real Estate Partners / Zack Pearlstein (847) 780-8067 / Andrew Rubin (847) 780-8062 / Andrew Picchietti (847) 602-2005 -- 2,596 SF (1,507-2,596 SF)**

**Building Notes:**

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

**74 820-890 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: **5,770 SF**  
Max Contig: **4,800 SF**  
Smallest Space: **970 SF**  
Rent/SF/Yr: **\$15.00 - \$18.00/n**  
% Leased: **84.3%**



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)**

**Building Notes:**

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

**75 902-918 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: **10,000 SF**  
Max Contig: **10,000 SF**  
Smallest Space: **2,450 SF**  
Rent/SF/Yr: **\$15.00/nnn**  
% Leased: **70.9%**



Landlord Rep: **Re/Max Showcase / Jeff Bell (847) 596-6100 -- 10,000 SF (2,450-10,000 SF)**

**76 1125-1199 S Milwaukee Ave - Greentree Plaza**

**N/W/C** Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **25,144 SF**  
**Libertyville, IL 60048** Building Status: **Existing** Max Contig: **11,600 SF**  
**Lake County** Building Size: **101,210 SF** Smallest Space: **3,044 SF**  
 Land Area: **9.70 AC** Rent/SF/Yr: **\$15.00/nnn**  
 Stories: **1** % Leased: **75.2%**  
 Expenses: **2019 Tax @ \$3.17/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**



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)

**77 1300-1406 S Milwaukee Ave - Red Top Plaza**

**AKA 1300 N Milwaukee Ave** Building Type: **Retail/Storefront** Space Avail: **15,600 SF**  
**Libertyville, IL 60048** **Retail/Office (Community Ctr)** Max Contig: **4,000 SF**  
**Lake County** Building Status: **Built 1981, Renov 1990** Smallest Space: **800 SF**  
 Building Size: **121,740 SF** Rent/SF/Yr: **Withheld**  
 Land Area: **18 AC** % Leased: **100%**  
 Stories: **1**  
 Expenses: **2019 Tax @ \$2.79/sf; 2011 Ops @ \$3.41/sf**  
 Parking: **668 Surface Spaces are available; Ratio of 4.40/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Sterling Organization / Luke Sementa (855) 505-7239 -- 15,600 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: **Retail/Storefront**  
**Retail/Office (Strip Ctr)**      Space Avail: **12,634 SF**  
Max Contig: **12,634 SF**

Building Status: **Built 2005**      Smallest Space: **1,535 SF**  
Building Size: **20,436 SF**      Rent/SF/Yr: **\$13.75/n**  
Land Area: **2.60 AC**      % Leased: **38.2%**  
Stories: **1**

Expenses: **2019 Tax @ \$2.35/sf, 2011 Est Tax @ \$2.22/sf; 2011 Est Ops @ \$3.11/sf**

Parking: **118 Surface Spaces are available; Ratio of 4.20/1,000 SF**

For Sale: **For Sale - Active**



Sales Company: **Colliers International: Chris Irwin (847) 698-8193, Adam J. Tarantur (847) 444-5710**

Landlord Rep: **Colliers International / Chris Irwin (847) 698-8193 / Adam J. Tarantur (847) 444-5710 -- 12,634 SF (1,535-4,261 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.

**79 513 E Park Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Restaurant**

Building Status: **Built 1986**

Building Size: **3,382 SF**

Land Area: **0.41 AC**

Stories: **1**

Expenses: **2019 Tax @ \$2.39/sf**

Parking: **30 free Surface Spaces are available; Ratio of 8.87/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,000 SF**

Max Contig: **3,000 SF**

Smallest Space: **3,000 SF**

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

% Leased: **11.3%**



Landlord Rep: **Law Offices of Sameer Chhabria / Sameer Chhabria (312) 580-9500 -- 3,000 SF (3,000 SF)**

**80 116 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: **2019 Tax @ \$3.28/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: **\$22.00/mg**

% Leased: **89.7%**



Landlord Rep: **@Properties / S.John S. Josephitis (847) 373-1766**

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

**Building Notes:**

Property Description: Strip Center

**81 175 Peterson Rd**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Fast Food** Space Avail: **7,000 SF**  
Building Status: **Proposed, breaks ground Aug 2021** Max Contig: **7,000 SF**  
Smallest Space: **2,230 SF**  
Building Size: **7,000 SF** Rent/SF/Yr: **Withheld**  
Land Area: - % Leased: **0%**  
Stories: **1**  
Expenses: **2019 Tax @ \$1.94/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **For Sale at \$450,000 (\$64.29/SF) - Active**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**  
Landlord Rep: **Protect Realty / Tim Hart (847) 924-5864 -- 7,000 SF (2,230-7,000 SF)**

**82 249-299 Peterson Rd - Peterson Commons**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront** Space Avail: **3,200 SF**  
**Retail/Office (Strip Ctr)** Max Contig: **1,600 SF**  
Building Status: **Built 1987** Smallest Space: **1,600 SF**  
Building Size: **20,000 SF** Rent/SF/Yr: **\$12.00**  
Land Area: **3 AC** % Leased: **84.0%**  
Stories: **1**  
Expenses: **2019 Tax @ \$0.21/sf, 2011 Est Tax @ \$2.00/sf; 2011 Est Ops @ \$2.50/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 2.50/1,000 SF**  
For Sale: **This property has one 1,600 condo for sale.**



Seller Rep (Condo): **Kakenmaster & Associates Inc /Peter Kakenmaster (847) 367-0888 X2125 Kylie Gehrke (847) 367-0888(1,600 SF)**

**Building Notes:**

APN# 11084031180000

**83 287-289 Peterson Rd**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront** Space Avail: **2,350 SF**  
**Retail/Office** Max Contig: **1,200 SF**  
Building Status: **Built 1990** Smallest Space: **1,150 SF**  
Building Size: **20,000 SF** Rent/SF/Yr: **\$17.50/fs**  
Land Area: - % Leased: **88.3%**  
Stories: **1**  
Expenses: **2019 Tax @ \$0.21/sf; 2012 Ops @ \$0.28/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Marling Management, Inc. / Mike Marling (847) 249-8322 -- 2,350 SF (1,150-1,200 SF)**





**84 312-342 Peterson Rd - Brookside - Brookside Shopping Center**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront  
Retail/Office**  
Building Status: **Built 1986**  
Building Size: **31,260 SF**  
Land Area: **3.66 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$2.81/sf, 2014 Est Tax @ \$2.55/sf; 2015  
Ops @ \$1.16/sf**  
Parking: **212 Surface Spaces are available; Ratio of  
6.78/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,252 SF**  
Max Contig: **3,552 SF**  
Smallest Space: **1,700 SF**  
Rent/SF/Yr: **\$15.00/nnn**  
% Leased: **83.2%**



Landlord Rep: **Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 5,252 SF (1,700-1,800 SF)**

**85 400-454 Peterson Rd - Country Court**

**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront  
Retail/Office**  
Building Status: **Built 1978**  
Building Size: **28,800 SF**  
Land Area: **4.96 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$2.71/sf**  
Parking: **186 free Surface Spaces are available; Ratio of  
6.46/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,600 SF**  
Max Contig: **1,600 SF**  
Smallest Space: **1,600 SF**  
Rent/SF/Yr: **\$15.00/nnn**  
% Leased: **94.4%**



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

**86 101-117 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: **2019 Tax @ \$4.02/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.

**87 700 E Park Ave - Lifestorage**

Libertyville, IL 60048

Lake County

Building Type: **Specialty/Self-Storage**      Space Avail: **1,056 SF**  
 Building Status: **Built 1960, Renov 2009**      Max Contig: **792 SF**  
 Building Size: **93,630 SF**      Smallest Space: **144 SF**  
 Land Area: **8 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **2**      % Leased: **98.9%**  
 Expenses: **2019 Tax @ \$1.70/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**



Landlord Rep: **Life Storage, Inc. / John Pastore (716) 210-9064 -- 1,056 SF (144-792 SF)**

**Building Notes:**

The property contains 753 self storage units.