

**1 1232-1280 American Way - American Way Corporate Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **6,294 SF**  
Building Status: **Built 2005**      Max Contig: **2,300 SF**  
Building Size: **22,855 SF**      Smallest Space: **1,700 SF**  
Typical Floor Size: **17,000 SF**      Rent/SF/Yr: **\$22.00 - \$24.50/mg**  
Stories: **2**      % Leased: **72.5%**  
Expenses: **2019 Tax @ \$2.52/sf**  
Parking: **79 Surface Spaces are available; Ratio of 8.08/1,000 SF**  
For Sale: **Not For Sale**



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

**Building Notes:**

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

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

**2 1512 Artaius Pky - DS&T Building**

**Libertyville, IL 60048**

**Lake County**

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



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

**3 100 E Cook Ave - The Schanck Bldg**

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

Building Type: **Retail/Storefront  
Retail/Office**  
Building Status: **Built 1910, Renov 2002**  
Building Size: **14,400 SF**  
Land Area: **0.14 AC**  
Stories: **3**  
Expenses: **2020 Tax @ \$2.20/sf, 2012 Est Tax @ \$1.41/sf; 2011  
Ops @ \$2.73/sf, 2012 Est Ops @ \$2.74/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **4,800 SF**  
Max Contig: **4,800 SF**  
Smallest Space: **300 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **66.7%**



Landlord Rep: **Coldwell Banker Residential Brokerage / Robert Rubin (847) 234-8000 -- 4,800 SF  
(300-4,800 SF)**

**Building Notes:**

2002 Renovations include:

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

Interior: Loft Look, Exposed Brick, and High Ceilings

**4 150 E Cook Ave**

**Libertyville, IL 60048  
Lake County**

Building Type: **Class C Office**  
Building Status: **Built 1988**  
Building Size: **6,140 SF**  
Typical Floor Size: **6,140 SF**  
Stories: **1**  
Expenses: **2020 Tax @ \$3.47/sf**  
Parking: **Ratio of 3.26/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,830 SF**  
Max Contig: **2,500 SF**  
Smallest Space: **648 SF**  
Rent/SF/Yr: **\$16.00 -  
\$22.00**  
% Leased: **37.6%**



Landlord Rep: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12 -- 3,830 SF (648-2,500  
SF)**

**5 890 S Garfield Ave - 890 Professional Medical Office Building**

**Libertyville, IL 60048**

**Lake County**

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



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

**Building Notes:**

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

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

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

**6 1501 Harris Rd - Medline**

**AKA 1501 Harris Rd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Distribution**                      Space Avail: **335,340 SF**  
Building Status: **Built 2007**                                  Max Contig: **335,340 SF**  
Building Size: **601,384 SF**                                  Smallest Space: **150,000 SF**  
Land Area: **35.56 AC**    Rent/SF/Yr: **Withheld**  
Stories: **1**    % Leased: **100%**  
Expenses: **2020 Tax @ \$1.26/sf**  
Parking: **192 Surface Spaces are available; 82 Industrial Trailer Spaces are available; Ratio of 0.32/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / C.Sam C. Badger (630) 368-8632 / Whit R. Heitman (630) 368-8631 / Johnny Connors (630) 573-7000 -- 335,340 SF /15,000 ofc (150,000-335,340 SF)**

**7 1800 Hollister Dr - Grand Oaks Health Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Office/Medical**      Space Avail: **4,982 SF**  
Building Status: **Built Aug 1998**                      Max Contig: **4,982 SF**  
Building Size: **57,000 SF**                                  Smallest Space: **4,982 SF**  
Typical Floor Size: **19,000 SF**                              Rent/SF/Yr: **\$17.00/nnn**  
Stories: **3**    % Leased: **91.3%**  
Expenses: **2019 Tax @ \$3.15/sf; 2013 Ops @ \$7.50/sf**  
Parking: **148 Surface Spaces are available; 49 Covered Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **NAI Hiffman / Tabitha Dozier (630) 693-0676 / Jason J. Wurtz (630) 693-0692 -- 4,982 SF (4,982 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

**8 1900 Hollister Dr - Hawthorn Health Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **9,975 SF**  
Building Status: **Built 1979, Renov 1986**                      Max Contig: **3,197 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: **71.5%**  
Expenses: **2020 Tax @ \$2.71/sf, 2013 Est Tax @ \$3.98/sf**  
Parking: **145 Surface Spaces are available; Ratio of 4.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **NAI Hiffman / Tabitha Dozier (630) 693-0676 / Jason J. Wurtz (630) 693-0692 -- 9,975 SF (1,095-3,197 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.

**9 1840 Industrial Dr - Wagener Corporate Centre**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Flex** Space Avail: **3,800 SF**  
Building Status: **Built 1989** Max Contig: **2,650 SF**  
Building Size: **55,100 SF** Smallest Space: **1,150 SF**  
Land Area: **4 AC** Rent/SF/Yr: **Withheld**  
Stories: **1** % Leased: **93.1%**  
Expenses: **2020 Tax @ \$1.26/sf, 2013 Est Tax @ \$0.80/sf**  
Parking: **124 Surface Spaces are available; Ratio of 2.63/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Wagener Equities Commercial RE Services, Inc. / R.Daniel R. Wagener (847) 816-2621 -- 3,800 SF /935 ofc (1,150-2,650 SF)**

**Building Notes:**

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

**10 1910 Innovation Way - Innovation Park**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **42,952 SF**  
Building Status: **Built 1992, Renov Jun 2017** Max Contig: **42,952 SF**  
Building Size: **349,286 SF** Smallest Space: **145 SF**  
Typical Floor Size: **174,643 SF** Rent/SF/Yr: **Withheld**  
Stories: **2** % Leased: **87.7%**  
Expenses: **2023 Tax @ \$0.73/sf; 2023 Ops @ \$6.36/sf**  
Parking: **Ratio of 8.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 / Steven Spinell (312) 228-3936 -- 42,952 SF (145-42,952 SF)**



**11 1930 Innovation Way - WareSpace Libertyville**

**Libertyville, IL 60048** Building Type: **Class A Warehouse** Space Avail: **15,100 SF**  
**Lake County** Building Status: **Built 1992** Max Contig: **2,000 SF**  
Building Size: **100,000 SF** Smallest Space: **100 SF**  
Land Area: **25 AC** Rent/SF/Yr: **Withheld**  
Stories: **1** % Leased: **84.9%**  
Expenses: **2019 Tax @ \$1.53/sf**  
Parking: **232 Surface Spaces are available; Ratio of 2.32/1,000 SF**  
For Sale: **Not For Sale**



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

**Building Notes:**

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

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

Parking can be expanded to accommodate high density parking requirements.

**12 1930 Innovation Way - Innovation Park**

**Libertyville, IL 60048** Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **53,021 SF**  
**Lake County** Building Status: **Built 1992, Renov Jun 2017** Max Contig: **31,290 SF**  
Smallest Space: **150 SF**  
Building Size: **209,122 SF** Rent/SF/Yr: **Withheld**  
Typical Floor Size: **118,600 SF** % Leased: **74.7%**  
Stories: **2**  
Expenses: **2023 Tax @ \$0.73/sf; 2023 Ops @ \$6.36/sf**  
Parking: **Ratio of 8.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 / Steven Spinell (312) 228-3936 -- 53,021 SF (150-27,833 SF)**

**13 1940 Innovation Way - Innovation Park**

**Libertyville, IL 60048** Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **27,215 SF**  
**Lake County** Building Status: **Built 1992, Renov Jun 2017** Max Contig: **27,215 SF**  
Smallest Space: **27,215 SF**  
Building Size: **46,827 SF** Rent/SF/Yr: **Withheld**  
Typical Floor Size: **46,827 SF** % Leased: **41.9%**  
Stories: **2**  
Expenses: **2023 Tax @ \$0.73/sf; 2023 Ops @ \$6.36/sf**  
Parking: **Ratio of 8.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 / Steven Spinell (312) 228-3936 -- 27,215 SF (27,215 SF)**

**14 1950 Innovation Way - West Building - Innovation Park**

**Libertyville, IL 60048** Building Type: **Class A Office/Industrial Live/Work Unit** Space Avail: **187,719 SF**  
Lake County Building Status: **Built 1992, Renov Jun 2017** Max Contig: **165,230 SF**  
Building Size: **340,809 SF** Smallest Space: **1,937 SF**  
Typical Floor Size: **85,202 SF** Rent/SF/Yr: **Withheld**  
Stories: **4** % Leased: **51.0%**  
Expenses: **2023 Tax @ \$0.64/sf; 2023 Ops @ \$5.56/sf**  
Parking: **Ratio of 8.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **JLL / Dan McCarthy (312) 228-2539 / Steven Spinell (312) 228-3936 -- 167,167 SF (1,937-61,457 SF)**  
Sublet Contact: **Newmark / Mitchell Loveman (312) 224-3198 -- 20,552 SF (20,552 SF)**

**Building Notes:**

Situated in the prominent Innovation Park at 1910, 1920, 1930, 1940, and 1950 Innovation Way offers contemporary office space in a sought-after corporate campus location. This five-building, 1.2 million-square-foot campus boasts sleek finishes and window-wrapped façades, allowing for abundant natural lighting, complemented by a wealth of modern tenant amenities. A variety of move-in ready suites ranging in square footage are available to best fit business needs for small businesses to large corporations. Each building provides Class A office space, ready for companies to thrive in. Office, warehouse, and flex opportunities can be found on-site, ideal for a call center, data center, headquarters location, and more.

Innovation Park provides flexible space from nature lounges to conference centers, seating up to 250 people, and casual meeting rooms. The expansive layout encourages collaboration and innovation, making it an ideal environment for businesses looking to foster a dynamic and productive work culture. This progressive campus features a full-service restaurant and grill, a coffee lounge, a top-of-the-line fitness center with state-of-the-art equipment, and a car wash. Take a break in the Game Room or around campus, where tenants will find pool tables, outdoor volleyball and basketball courts, and a golf simulator.

Nestled in the suburbs of Chicago, Innovation Park provides a small-town feel with all the convenience to amenities of a bustling city. Commuting is a breeze with immediate access to Highway 45, delivering seamless connections to other major area thoroughfares like Maple Avenue and Buckley Road. This Central North region is home to some of Chicago's most affluent and picturesque towns, full of great schools and beautiful parks, expansive access to Lake Michigan to the east, and a strong workforce. When high-end work environments, connectivity, and convenience are key, Innovation Park is the ideal destination.

**15 100-130 N Milwaukee Ave - Mil-Park Plaza - Milpark Mall**

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



Landlord Rep: **Troy Realty / Tim Hart (847) 924-5864 -- 6,800 SF (6,800 SF)**

**Building Notes:**

\* Ample parking

**16 119-139 N Milwaukee Ave - Libertyville Crossing**

**AKA 121-139 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

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

Building Status: **Built 2008**

Building Size: **11,600 SF**

Land Area: **2.10 AC**

Stories: **1**

Expenses: **2020 Tax @ \$12.26/sf**

Parking: **Ratio of 5.86/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,375 SF**

Max Contig: **1,375 SF**

Smallest Space: **1,375 SF**

Rent/SF/Yr: **\$22.00/nnn**

% Leased: **88.2%**



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

**17 200 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**

Building Status: **Built 2000**

Building Size: **20,692 SF**

Typical Floor Size: **10,346 SF**

Stories: **2**

Expenses: **2020 Tax @ \$1.25/sf**

For Sale: **Not For Sale**

Space Avail: **1,500 SF**

Max Contig: **1,500 SF**

Smallest Space: **1,500 SF**

Rent/SF/Yr: **\$18.00/fs**

% Leased: **100%**



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

**18 325 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**

Building Status: **Built 1980**

Building Size: **29,328 SF**

Typical Floor Size: **14,664 SF**

Stories: **2**

Expenses: **2020 Tax @ \$4.12/sf, 2012 Est Tax @ \$2.59/sf; 2012 Est Ops @ \$4.81/sf**

Parking: **117 Surface Spaces are available; Ratio of 3.99/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,922 SF**

Max Contig: **6,922 SF**

Smallest Space: **6,922 SF**

Rent/SF/Yr: **\$23.00/fs**

% Leased: **76.4%**



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

**Building Notes:**

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



**19 406-408 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

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

Building Status: **Built 1950**

Building Size: **6,800 SF**

Land Area: **0.12 AC**

Stories: **2**

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

Parking: **4 Surface Spaces are available; Ratio of 0.59/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,700 SF**

Max Contig: **1,700 SF**

Smallest Space: **1,700 SF**

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

% Leased: **75.0%**



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

**20 518-534 N Milwaukee Ave - Proctor Building**

**Libertyville, IL 60048**

**Lake County**

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

Building Status: **Built 1903**

Building Size: **23,898 SF**

Land Area: **0.80 AC**

Stories: **2**

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

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

For Sale: **Not For Sale**

Space Avail: **1,495 SF**

Max Contig: **1,495 SF**

Smallest Space: **1,495 SF**

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

% Leased: **93.7%**



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

**Building Notes:**

Property Description: RETAIL/HOTEL BUILDING

**21 545-547 N Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: <b>Retail</b>	Space Avail: <b>5,583 SF</b>
Building Status: <b>Built 1920, Renov 2009</b>	Max Contig: <b>5,583 SF</b>
Building Size: <b>11,243 SF</b>	Smallest Space: <b>5,583 SF</b>
Land Area: <b>0.23 AC</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>2</b>	% Leased: <b>100%</b>
Expenses: <b>2019 Tax @ \$2.24/sf</b>	
Parking: <b>Ratio of 32.55/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325 / Robb Satten (847) 875-8201 -- 5,583 SF (5,583 SF)**

**Building Notes:**

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

**22 708 N Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: <b>Retail/Movie Theatre</b>	Space Avail: <b>8,000 SF</b>
Building Status: <b>Built 1940</b>	Max Contig: <b>8,000 SF</b>
Building Size: <b>8,000 SF</b>	Smallest Space: <b>8,000 SF</b>
Land Area: <b>1.01 AC</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>2</b>	% Leased: <b>0%</b>
Expenses: <b>2020 Tax @ \$3.53/sf</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Excel Prime Realty / Frank Miller (847) 668-5552 -- 8,000 SF (8,000 SF)**

**23 915 N Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: <b>Class B Office</b>	Space Avail: <b>3,200 SF</b>
Building Status: <b>Built 1984</b>	Max Contig: <b>1,600 SF</b>
Building Size: <b>3,300 SF</b>	Smallest Space: <b>1,600 SF</b>
Typical Floor Size: <b>1,650 SF</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>2</b>	% Leased: <b>3.0%</b>
Expenses: <b>2020 Tax @ \$9.40/sf</b>	
Parking: <b>40 Surface Spaces are available; Ratio of 12.12/1,000 SF</b>	
For Sale: <b>For Sale at \$500,000 (\$151.52/SF) - Active</b>	



Sales Company: **Joseph Rossi & Associates: Joseph Rossi (630) 353-1190**

Landlord Rep: *Company information unavailable at this time*

**24 1037-1047 N Milwaukee Ave - Win-Mil Point**

**Libertyville, IL 60048**

**Lake County**

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

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



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

**25 1200 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Auto Repair**  
Building Status: **Built 1990, Renov 2010**  
Building Size: **5,000 SF**  
Land Area: **0.82 AC**  
Stories: **1**  
Parking: **40 Surface Spaces are available; Ratio of 8.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,000 SF**  
Max Contig: **5,000 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/Yr: **\$14.40/nnn**  
% Leased: **0%**



Landlord Rep: **Coldwell Banker Commercial Realty / Paul Proano (312) 860-4043 -- 5,000 SF (5,000 SF)**

**26 1742-1768 N Milwaukee Ave - Adler Square**

**Libertyville, IL 60048**

**Lake County**

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

Space Avail: **13,827 SF**  
Max Contig: **6,844 SF**  
Smallest Space: **1,083 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **59.3%**



Landlord Rep: **Troy Realty / Peter Karlis (312) 348-1000 X2 / Hubert Cioromski (773) 792-3000 -- 13,827 SF (1,083-5,900 SF)**

**27 200-218 S Milwaukee Ave - @Properties Square**

**Libertyville, IL 60048**

**Lake County**

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

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



Landlord Rep: **Caton Commercial Real Estate Group / Rich Bowden (815) 436-5700 -- 1,500 SF (1,500 SF)**

**Building Notes:**

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

**28 755 S Milwaukee Ave - Advocate Condell Medical Campus**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**  
Building Status: **Built 1979, Renov May 2021**  
Building Size: **47,401 SF**  
Typical Floor Size: **23,701 SF**  
Stories: **2**  
Expenses: **2020 Tax @ \$0.12/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **14,678 SF**  
Max Contig: **10,712 SF**  
Smallest Space: **1,460 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **69.0%**



Landlord Rep: **Lillibridge Healthcare Services, Inc. / Brian Lauck (630) 324-6953 -- 14,678 SF (1,460-3,907 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.

**29 800 S Milwaukee Ave - 800 S Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office/Medical**  
Building Status: **Built 1979**  
Building Size: **36,642 SF**  
Typical Floor Size: **16,900 SF**  
Stories: **2**  
Expenses: **2020 Tax @ \$1.70/sf; 2010 Ops @ \$5.40/sf**  
Parking: **166 Surface Spaces are available; Ratio of 4.53/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **15,340 SF**  
Max Contig: **4,188 SF**  
Smallest Space: **792 SF**  
Rent/SF/Yr: **\$13.00**  
% Leased: **84.6%**



Landlord Rep: **BREIS Barrington RE Investment Services LLC / Joshua Smith (847) 847-7202 X2 / David Smith (847) 847-7202 -- 15,340 SF (792-4,188 SF)**

**30 820-890 S Milwaukee Ave - Cambridge Plaza**

**AKA 820-840 N Milwaukee Ave**

**N/E/C**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **1,800 SF**  
Max Contig: **1,800 SF**  
Building Status: **Built 1979, Renov 2000** Smallest Space: **1,800 SF**  
Building Size: **36,642 SF** Rent/SF/Yr: **\$12.00/nnn**  
Land Area: **8.00 AC** % Leased: **95.1%**  
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**



Landlord Rep: **BREIS Barrington RE Investment Services LLC / Joshua Smith (847) 847-7202 X2 / David Smith (847) 847-7202 -- 1,800 SF (1,800 SF)**

**Building Notes:**

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

**31 902-918 S Milwaukee Ave - Liberty Mill Plaza**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **3,225 SF**  
Max Contig: **3,225 SF**  
Building Status: **Built 1974** Smallest Space: **3,225 SF**  
Building Size: **34,367 SF** Rent/SF/Yr: **\$15.00/nnn**  
Land Area: **7.90 AC** % Leased: **100%**  
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**



Landlord Rep: **Re/Max Showcase / Jeff Bell (847) 596-6100 -- 3,225 SF (3,225 SF)**



**32 1113 S Milwaukee Ave - Forum Square II - Forum Square**

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**  
Building Status: **Built 1987, Renov 2016**  
Building Size: **25,992 SF**  
Typical Floor Size: **8,664 SF**  
Stories: **3**  
Expenses: **2020 Tax @ \$0.05/sf; 2011 Ops @ \$5.35/sf, 2012 Est Ops @ \$5.35/sf**  
Parking: **84 Surface Spaces are available; Ratio of 3.23/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,387 SF**  
Max Contig: **1,000 SF**  
Smallest Space: **525 SF**  
Rent/SF/Yr: **\$20.00**  
% Leased: **93.2%**



Landlord Rep: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325 / Robb Satten (847) 875-8201 -- 3,387 SF (525-1,000 SF)**

**Building Notes:**

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

**33 1117 S Milwaukee Ave - Forum Square I, Bldg D - Forum Square**

Libertyville, IL 60048

Lake County

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

Space Avail: **6,687 SF**  
Max Contig: **2,755 SF**  
Smallest Space: **1,930 SF**  
Rent/SF/Yr: **\$13.00/nn**  
% Leased: **100%**



Sales Company: **Apex Commercial Realty LLC: Andrew T. Prunty (847) 650-8299**

Landlord Rep: **Apex Commercial Realty LLC / T.Andrew T. Prunty (847) 650-8299 -- 6,687 SF (1,930-2,755 SF)**

**Building Notes:**

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

**34 1117 S Milwaukee Ave - Forum Square Bldg C - Forum Square**

**Libertyville, IL 60048**

**Lake County**

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

Space Avail: **14,075 SF**  
Max Contig: **14,075 SF**  
Smallest Space: **7,000 SF**  
Rent/SF/Yr: **\$10.00/nn**  
% Leased: **0%**



Sales Company: **Apex Commercial Realty LLC: Andrew T. Prunty (847) 650-8299**  
Landlord Rep: **Apex Commercial Realty LLC / T.Andrew T. Prunty (847) 650-8299 -- 14,075 SF (7,000-14,075 SF)**

**Building Notes:**

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

**35 1117 S Milwaukee Ave - Forum Square I Bldg. B - Forum Square**

**Libertyville, IL 60048**

**Lake County**

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

Space Avail: **3,392 SF**  
Max Contig: **1,205 SF**  
Smallest Space: **984 SF**  
Rent/SF/Yr: **\$13.00 - \$14.00/nn**  
% Leased: **83.4%**



Sales Company: **Apex Commercial Realty LLC: Andrew T. Prunty (847) 650-8299**  
Landlord Rep: **Apex Commercial Realty LLC / T.Andrew T. Prunty (847) 650-8299 -- 3,392 SF (984-1,205 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.

**36 1119 S Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Auto Dealership**  
Building Status: **Built 1996**  
Building Size: **14,000 SF**  
Land Area: **2.49 AC**  
Stories: **2**  
Expenses: **2020 Tax @ \$1.92/sf**  
Parking: **Ratio of 5.57/1,000 SF**  
For Sale: **For Sale - Active**

Space Avail: **14,000 SF**  
Max Contig: **14,000 SF**  
Smallest Space: **14,000 SF**  
Rent/SF/Yr: **\$21.43/mg**  
% Leased: **100%**



Sales Company: **DarwinPW Realty: Dan Prendergast (630) 782-9520 X3878**

Landlord Rep: *Company information unavailable at this time*

**37 1125-1199 S Milwaukee Ave - Greentree Plaza**

**N/W/C**

**Libertyville, IL 60048**

**Lake County**

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

Space Avail: **29,100 SF**  
Max Contig: **11,600 SF**  
Smallest Space: **4,500 SF**  
Rent/SF/Yr: **\$15.00/nnn**  
% Leased: **71.3%**



Landlord Rep: **Seneca Real Estate Group, LLC / Joe Padorr (312) 316-2300 -- 29,100 SF (4,500-11,600 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)

**38 1300-1406 S Milwaukee Ave - Red Top Plaza**

**AKA 1300 N Milwaukee Ave** Building Type: **Retail/(Community Ctr)** Space Avail: **12,400 SF**  
Building Status: **Built 1981, Renov 1990** Max Contig: **4,000 SF**  
**Libertyville, IL 60048** Building Size: **121,740 SF** Smallest Space: **800 SF**  
**Lake County** Land Area: **12.15 AC** Rent/SF/Yr: **Withheld**  
Stories: **1** % Leased: **100%**  
Expenses: **2020 Tax @ \$3.13/sf; 2011 Ops @ \$3.41/sf**  
Parking: **668 Surface Spaces are available; Ratio of 4.40/1,000 SF**  
For Sale: **Not For Sale**



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

**Building Notes:**

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

**39 1580 S Milwaukee Ave**

**Libertyville, IL 60048** Building Type: **Class B Office** Space Avail: **16,682 SF**  
Building Status: **Built 1980** Max Contig: **2,290 SF**  
**Lake County** Building Size: **63,207 SF** Smallest Space: **286 SF**  
Typical Floor Size: **1,000 SF** Rent/SF/Yr: **\$17.25 - \$17.50**  
Stories: **6** % Leased: **76.7%**  
Expenses: **2020 Tax @ \$1.95/sf; 2016 Ops @ \$1.40/sf**  
Parking: **290 Surface Spaces are available; Ratio of 3.36/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Focus Commercial Property Management / Connie Gurgul (847) 680-1020 -- 15,808 SF (286-2,290 SF)**

Sublet Contact: **JLL / Jeremy Coppels (404) 995-2116 -- 874 SF (874 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.

**40 1639-1651 Northwind Blvd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **12,000 SF**  
Building Status: **Built 2007**      Max Contig: **6,000 SF**  
Building Size: **15,822 SF**      Smallest Space: **6,000 SF**  
Typical Floor Size: **6,000 SF**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2020 Tax @ \$7.38/sf**  
Parking: **24 Surface Spaces are available; Ratio of 4.00/1,000 SF**  
For Sale: **This property has one 6,000 condo for sale.**



Seller Rep (Condo): **DarwinPW Realty /Dan Prendergast (630) 782-9520 X3878 Marc Hale (773) 714-2119(6,000 SF)**

**Building Notes:**

4 private offices  
13 exams  
4 restrooms  
2 procedure exams  
1 recovery room  
Large open room on one end, perfect for PT practice  
2 separate reception areas with large waiting areas  
2 separate break rooms, each with a large kitchenette and dishwasher  
Separate entrances to parking lot  
3 phase power  
Air-conditioned server room in loft  
  
Built 2008  
1 block from US 45  
5.5 from tri state  
Close to 3 Metra stations on the NCS line:  
    Prairie Crossing - 6 minutes  
    Mundelein - 7 minutes  
    Libertyville - 8 minutes  
5 miles from Advocate Condell medical center

**41 700 E Park Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Specialty/Self-Storage**      Space Avail: **938 SF**  
Building Status: **Built 1960, Renov 2009**      Max Contig: **250 SF**  
Building Size: **136,312 SF**      Smallest Space: **144 SF**  
Land Area: **4.71 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **99.3%**  
Expenses: **2020 Tax @ \$1.20/sf, 2011 Est Tax @ \$0.43/sf; 2010 Ops @ \$2.79/sf, 2011 Est Ops @ \$2.80/sf**  
Parking: **300 Surface Spaces are available; 12 Reserved Spaces are available; Ratio of 2.34/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*

**Building Notes:**

The property contains 753 self storage units.



**42 851-899 E Park Ave - LogistiCenter at 94**

**Libertyville, IL 60048**

**Lake County**

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



Landlord Rep: *Company information unavailable at this time*

**43 912 E Park Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Manufacturing**      Space Avail: **60,285 SF**  
Building Status: **Built 1954**              Max Contig: **31,771 SF**  
Building Size: **288,122 SF**              Smallest Space: **28,514 SF**  
Land Area: **21.36 AC**                      Rent/SF/Yr: **\$6.95/mg**  
Stories: **2**                                      % Leased: **79.1%**  
Expenses: **2020 Tax @ \$0.68/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **PANICI Commercial LLC / J.Frederick J. Panici (312) 203-1734 -- 60,285 SF (28,514-31,771 SF)**

**44 273-285 Peterson Rd**

**AKA 287-289 Peterson Rd**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/Storefront  
Retail/Office**  
Building Status: **Built 1990**  
Building Size: **29,730 SF**  
Land Area: **2.32 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$0.14/sf; 2012 Ops @ \$0.19/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **4,665 SF**  
Max Contig: **2,285 SF**  
Smallest Space: **1,150 SF**  
Rent/SF/Yr: **\$12.00/nnn**  
% Leased: **92.0%**



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

**45 400-454 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: **2020 Tax @ \$2.75/sf**  
Parking: **186 free Surface Spaces are available; Ratio of 6.46/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,460 SF**  
Max Contig: **1,460 SF**  
Smallest Space: **1,460 SF**  
Rent/SF/Yr: **\$16.00/nnn**  
% Leased: **100%**



Landlord Rep: **Apex Commercial Realty LLC / T.Andrew T. Prunty (847) 650-8299 -- 1,460 SF (1,460 SF)**

**46 1413-1451 Peterson Rd - Butterfield Square**

**AKA 1413-1415 Peterson Rd**  
**N/E/C**  
**Libertyville, IL 60048**  
**Lake County**

Building Type: **Retail/(Neighborhood  
Ctr)**  
Building Status: **Built 1997**  
Building Size: **85,812 SF**  
Land Area: **15.51 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$3.62/sf**  
Parking: **410 free Surface Spaces are available; Ratio of 3.84/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **26,222 SF**  
Max Contig: **8,045 SF**  
Smallest Space: **1,252 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **69.4%**



Landlord Rep: **Brixmor Property Group Inc. / Kelsey Gross (847) 562-4128 -- 26,222 SF (1,252-8,045 SF)**

**Building Notes:**

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

**47 101-117 W Rockland Rd - Rockland Plaza**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Storefront  
Retail/Office (Strip Ctr)**      Space Avail: **1,500 SF**  
Max Contig: **1,500 SF**  
Building Status: **Built 1960**      Smallest Space: **1,500 SF**  
Building Size: **13,000 SF**      Rent/SF/Yr: **\$28.00/mg**  
Land Area: **1.08 AC**      % Leased: **88.5%**  
Stories: **1**  
Expenses: **2020 Tax @ \$4.12/sf, 2014 Est Tax @ \$3.54/sf; 2011  
Ops @ \$0.92/sf, 2012 Est Ops @ \$0.92/sf**  
Parking: **56 Surface Spaces are available; Ratio of 4.31/1,000  
SF**  
For Sale: **Not For Sale**



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.

**48 850-868 Technology Way - Pine Meadow Corp Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **4,120 SF**  
Max Contig: **4,120 SF**  
Building Status: **Built 1999**      Smallest Space: **4,120 SF**  
Building Size: **79,194 SF**      Rent/SF/Yr: **Withheld**  
Typical Floor Size: **79,194 SF**      % Leased: **94.8%**  
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**



Landlord Rep: **Sandalwood Management, Inc. / Kate Thomas (512) 637-1687 -- 4,120 SF (4,120 SF)**

**Building Notes:**

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

**49 900 Technology Way - Libertyville Offices at Pine Meadow - B - Libertyville Offices at Pine Meadow**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **45,000 SF**  
Building Status: **Proposed, breaks ground Mar 2024**      Max Contig: **15,000 SF**  
Smallest Space: **15,000 SF**  
Building Size: **45,000 SF**      Rent/SF/Yr: **Withheld**  
Typical Floor Size: **15,000 SF**      % Leased: **0%**  
Stories: **3**  
Expenses: **2007 Tax @ \$0.53/sf, 2006 Est Tax @ \$0.53/sf; 2006 Est Ops @ \$0.81/sf**  
Parking: **90 Surface Spaces are available; Ratio of 4.70/1,000 SF**  
For Sale: **Not For Sale**



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

**Building Notes:**

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

**50 901 Technology Way - Building II - Libertyville Business Park**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Manufacturing**      Space Avail: **68,824 SF**  
Building Status: **Built 1997**      Max Contig: **68,824 SF**  
Building Size: **68,824 SF**      Smallest Space: **55,000 SF**  
Land Area: **3.92 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2020 Tax @ \$1.26/sf, 1998 Est Tax @ \$0.75/sf**  
Parking: **131 Surface Spaces are available; Ratio of 1.90/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*  
Sublet Contact: **Entre Commercial Realty LLC / Daniel J. Benassi (847) 310-4298 Dan T. Jones (847) 310-4299 Sam Deihs (224) 202-6290 -- 68,824 SF /10,000 ofc (55,000-68,824 SF)**

**Building Notes:**

- January 1999: Prime Group Realty Trust acquired the building for approximately \$4 million.
- September 1998: Janler Plastics signed a lease for 56,154 sf. Prime Group Realty Trust represented both the landlord and new tenant in the transaction.
- \* Attractive high-image building in the Libertyville Business Park
  - \* Prestigious corporate neighbors
  - \* Two golf courses adjacent to park
  - \* Close proximity to four-way Tri-State Tollway interchange and the new Wisconsin Central commuter station

**51 950 Technology Way - Pine Meadow Corp Center II - Pine Meadow Corp Center****Building E**

Libertyville, IL 60048

Lake County

Building Type: **Class A Office**                      Space Avail: **5,661 SF**  
 Building Status: **Built 2001**                              Max Contig: **5,661 SF**  
 Building Size: **90,258 SF**                                  Smallest Space: **5,661 SF**  
 Typical Floor Size: **30,086 SF**                              Rent/SF/Yr: **\$12.50/nnn**  
 Stories: **3**    % Leased: **100%**  
 Expenses: **2019 Tax @ \$2.20/sf, 2014 Est Tax @ \$2.43/sf; 2019**  
                   **Ops @ \$6.30/sf, 2014 Est Ops @ \$6.05/sf**  
 Parking: **362 Surface Spaces are available; Ratio of**  
                   **4.00/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **CBRE / Robert Graham (847) 706-4034 / Daniel E. Graham (847) 706-4032 -- 5,661 SF (5,661 SF)**

**Building Notes:**

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

**52 2121-2129 Tempel Dr - Commerce Center****S/W/C**

Libertyville, IL 60048

Lake County

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



Sales Company: **RD Strategic: Rick Delisle (847) 812-8180**

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



**53 1850 N US 45**

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

Building Type: **Class A Distribution**  
Building Status: **Under Construction, delivers Aug 2024**  
Building Size: **169,065 SF**  
Land Area: **19.15 AC**  
Stories: **1**  
Expenses: **2000 Tax @ \$0.22/sf**  
Parking: **164 Surface Spaces are available; Ratio of 0.97/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **169,065 SF**  
Max Contig: **169,065 SF**  
Smallest Space: **169,065 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: **Cushman & Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 169,065 SF (169,065 SF)**

**54 1850 N US 45**

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

Building Type: **Class A Industrial**  
Building Status: **Under Construction, delivers Dec 2024**  
Building Size: **165,234 SF**  
Land Area: **19.15 AC**  
Stories: **1**  
Expenses: **2000 Tax @ \$0.22/sf**  
Parking: **168 Surface Spaces are available; Ratio of 1.02/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **165,234 SF**  
Max Contig: **165,234 SF**  
Smallest Space: **165,234 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: **Cushman & Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 165,234 SF (165,234 SF)**

**55 2000 USG Dr - Libertyville Business Prk**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Distribution**      Space Avail: **242,200 SF**  
Building Status: **Built 1999**      Max Contig: **242,200 SF**  
Building Size: **242,200 SF**      Smallest Space: **90,000 SF**  
Land Area: **12.81 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2020 Tax @ \$1.01/sf**  
Parking: **304 Surface Spaces are available; Ratio of 1.26/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / C.Sam C. Badger (630) 368-8632 / Whit R. Heitman (630) 368-8631 -- 242,200 SF (90,000-242,200 SF)**

**Building Notes:**

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

**56 1870 W Winchester Rd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **18,171 SF**  
Building Status: **Built 2003**      Max Contig: **7,988 SF**  
Building Size: **53,627 SF**      Smallest Space: **1,261 SF**  
Typical Floor Size: **30,741 SF**      Rent/SF/Yr: **\$20.00 - \$24.00**  
Stories: **2**      % Leased: **71.5%**  
Expenses: **2020 Tax @ \$0.11/sf**  
Parking: **107 Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **This property has one 5,000 condo for sale.**



Seller Rep (Condo): **JC Forney Realty Inc /Ralph Huszagh (847) 362-2000 X12(2,700 SF)**  
Leasing Company: **SVN | Chicago Commercial / Lorile Herlihy (312) 529-5794 Leslie Karr (312) 595-5792 -- 4,600 SF (2,300 SF)**  
**JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 -- 2,700 SF (2,700 SF)**

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical**      Space Avail: **2,500 SF**  
 Building Status: **Built 2003**                      Max Contig: **2,500 SF**  
 Building Size: **50,000 SF**                          Smallest Space: **2,500 SF**  
 Typical Floor Size: **25,000 SF**                      Rent/SF/Yr: **\$19.50/mg**  
 Stories: **2**    % Leased: **95.0%**  
 Expenses: **2020 Tax @ \$0.12/sf**  
 Parking: **250 Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**



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

**Building Notes:**

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

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

**General:**

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

**Electrical:**

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

**HVAC:**

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

**Plumbing:**

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

**Sprinkler System:**

All sprinkler heads to be located per approved drawings

**Fire Alarm System:**

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

**Galley:**

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

**Reception Area:**

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

**Other Inclusions:**

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

**Please note:**

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

**58 1899 W Winchester Rd - Pine Meadow Corporate Center**

**AKA 1000 Technology Way**

Building Type: **Class C Office/Office Building**

Space Avail: **31,077 SF**

Max Contig: **31,077 SF**

**Libertyville, IL 60048**

Building Status: **Built Sep 1998**

Smallest Space: **8,000 SF**

Building Size: **117,020 SF**

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

**Lake County**

Typical Floor Size: **29,255 SF**

% Leased: **73.4%**

Stories: **4**

Expenses: **2010 Tax @ \$0.81/sf**

Parking: **515 free Surface Spaces are available; Ratio of 4.40/1,000 SF**

For Sale: **Not For Sale**



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

**Building Notes:**

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