

**1 203-217 Peterson Rd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Flex/Light Manufacturing**

Building Status: **Built 1970**

Building Size: **14,028 SF**

Land Area: **0.68 AC**

Stories: **2**

Expenses: **2018 Tax @ \$1.37/sf**

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

For Sale: **Not For Sale**

Space Avail: **960 SF**

Max Contig: **960 SF**

Smallest Space: **960 SF**

Rent/SF/Yr: **Withheld**

% Leased: **93.2%**



Landlord Rep: *Company information unavailable at this time*

**Building Notes:**

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\* Ample parking

\* High traffic location

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

**S/E/C**

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class C Warehouse</b>	Space Avail: <b>5,451 SF</b>
Building Status: <b>Built 1962</b>	Max Contig: <b>3,545 SF</b>
Building Size: <b>61,000 SF</b>	Smallest Space: <b>1,906 SF</b>
Land Area: <b>2.71 AC</b>	Rent/SF/Yr: <b>\$6.50/mg</b>
Stories: <b>1</b>	% Leased: <b>91.1%</b>
Expenses: <b>2018 Tax @ \$0.82/sf</b>	
Parking: <b>184 free Surface Spaces are available; Ratio of 3.01/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



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

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class B Warehouse</b>	Space Avail: <b>251,961 SF</b>
Building Status: <b>Built 1968</b>	Max Contig: <b>251,961 SF</b>
Building Size: <b>251,961 SF</b>	Smallest Space: <b>251,961 SF</b>
Land Area: <b>13.91 AC</b>	Rent/SF/Yr: <b>\$5.50/mg</b>
Stories: <b>1</b>	% Leased: <b>0%</b>
Expenses: <b>2018 Tax @ \$0.41/sf, 2014 Est Tax @ \$0.38/sf; 2011 Ops @ \$2.69/sf, 2012 Est Ops @ \$2.69/sf</b>	
Parking: <b>202 free Surface Spaces are available; Ratio of 0.80/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Cushman & Wakefield / Eric Fischer (847) 720-1369 / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Marc Samuels (847) 720-1368 -- 251,961 SF /12,500 ofc (251,961 SF)**

**4 1775 Butterfield Rd - Libertyville Corporate Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class A Warehouse</b>	Space Avail: <b>78,924 SF</b>
Building Status: <b>Built Jul 2020</b>	Max Contig: <b>78,924 SF</b>
Building Size: <b>78,924 SF</b>	Smallest Space: <b>78,924 SF</b>
Land Area: <b>2.30 AC</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>0%</b>
Parking: <b>155 Surface Spaces are available; Ratio of 0.62/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



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)**



**5 1801 Butterfield Rd - Libertyville Corporate Center**

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

Building Type: **Class A Warehouse**  
Building Status: **Built Oct 2019**  
Building Size: **126,611 SF**  
Land Area: **10.03 AC**  
Stories: **1**  
For Sale: **Not For Sale**

Space Avail: **50,007 SF**  
Max Contig: **50,007 SF**  
Smallest Space: **50,007 SF**  
Rent/SF/Yr: **\$5.95/n**  
% Leased: **60.5%**



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)**

**6 1930 Innovation Way - Innovation Park**

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

Building Type: **Class A Warehouse**  
Building Status: **Built 1992**  
Building Size: **100,000 SF**  
Land Area: **25 AC**  
Stories: **1**  
Parking: **232 Surface Spaces are available; Ratio of 2.32/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **50,000 SF**  
Max Contig: **15,000 SF**  
Smallest Space: **500 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **50.0%**



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.

**7 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: **2018 Tax @ \$1.27/sf**  
Parking: **60 free Surface Spaces are available; Ratio of 1.29/1,000 SF**  
For Sale: **For Sale - Active**



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

**8 834 Liberty Dr**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Warehouse**      Space Avail: **1,575 SF**  
Building Status: **Built 1980**      Max Contig: **1,575 SF**  
Building Size: **5,075 SF**      Smallest Space: **1,575 SF**  
Land Area: **2.50 AC**      Rent/SF/Yr: **\$10.25/mg**  
Stories: **1**      % Leased: **100%**  
Expenses: **2018 Tax @ \$0.77/sf, 2010 Est Tax @ \$1.81/sf; 2010 Est Ops @ \$1.42/sf**  
Parking: **15 Surface Spaces are available; Ratio of 1.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **McLennan Commercial Properties, Inc. / Peter Bianchi (847) 655-3361 -- 1,575 SF (1,575 SF)**

**Building Notes:**

- \* Well maintained building
- \* Located 5 minutes from the Tri-State

**9 510 North Ave**

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

Building Type: **Class B Manufacturing**      Space Avail: **28,000 SF**  
Building Status: **Built 1972, Renov 1993**      Max Contig: **28,000 SF**  
Building Size: **28,000 SF**      Smallest Space: **10,000 SF**  
Land Area: **0.89 AC**      Rent/SF/Yr: **\$6.50/nnn**  
Stories: **1**      % Leased: **0%**  
Expenses: **2018 Tax @ \$0.95/sf**  
Parking: **40 free Surface Spaces are available; Ratio of 1.43/1,000 SF**  
For Sale: **For Sale at \$1,540,000 (\$55.00/SF) - Active**



Sales Company: **Handi-Ramp, Inc.: Thomas Disch (847) 247-2350**  
Landlord Rep: **Handi-Ramp, Inc. / Thomas Disch (847) 247-2350 -- 28,000 SF /5,000 ofc (10,000-18,000 SF)**

**10 901-939 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: **2018 Tax @ \$1.15/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)**

**11 912 E Park Ave**

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

Building Type: **Class B Manufacturing**      Space Avail: **136,824 SF**  
Building Status: **Existing**      Max Contig: **136,824 SF**  
Building Size: **250,000 SF**      Smallest Space: **28,514 SF**  
Land Area: **21.34 AC**      Rent/SF/Yr: **\$5.50 - \$6.95/mg**  
Stories: **1**      % Leased: **76.5%**  
Expenses: **2018 Tax @ \$0.76/sf**  
Parking: **Free Surface Spaces**  
For Sale: **Not For Sale**



Landlord Rep: **PANICI Commercial LLC / J.Frederick J. Panici (312) 203-1734 -- 136,824 SF /1,010 ofc (28,514-58,747 SF)**



**12 1001-1013 Technology Way - Libertyville Business Park**

**S/W/C** Building Type: **Class A Warehouse** Space Avail: **211,502 SF**  
**Libertyville, IL 60048** Building Status: **Built 1995** Max Contig: **211,502 SF**  
**Lake County** Building Size: **211,502 SF** Smallest Space: **44,636 SF**  
Land Area: **13.09 AC** Rent/SF/Yr: **Withheld**  
Stories: **1** % Leased: **100%**  
Expenses: **2018 Tax @ \$1.19/sf**  
Parking: **320 free Surface Spaces are available; Ratio of 1.51/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **NAI Hiffman / Brandon Waters (630) 693-0673 / Jeffrey C. Fischer (630) 317-0726**  
**-- 211,502 SF /15,381 ofc (44,636-106,113 SF)**

**Building Notes:**

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

**13 2000 USG Dr - Libertyville Business Prk**

**Libertyville, IL 60048** Building Type: **Class B Distribution** Space Avail: **242,200 SF**  
**Lake County** Building Status: **Built 1999** Max Contig: **242,200 SF**  
Building Size: **242,200 SF** Smallest Space: **242,200 SF**  
Land Area: **12.81 AC** Rent/SF/Yr: **Withheld**  
Stories: **1** % Leased: **100%**  
Expenses: **2018 Tax @ \$0.98/sf**  
Parking: **110 free Surface Spaces are available; Ratio of 0.45/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*  
Sublet Contact: **Newmark Knight Frank / Mike Prost (773) 957-1430 Sergio Chapa (773) 957-1436 -**  
**- 242,200 SF /7,000 ofc (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

Libertyville, IL 60048

Lake County

Building Type: **Class C Multi-Family/Apartments**  
Building Status: **Built 1990, Renov 2016**  
Building Size: **24,747 SF**  
Land Area: **0.60 AC**  
Stories: **3**  
Expenses: **2018 Tax @ \$2586.66/Unit**  
Parking: **35 free Surface Spaces are available; Ratio of 2.58/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **828 SF**  
Max Contig: **828 SF**  
Smallest Space: **828 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: **Morgan Edward L & Jackie / Edward Morgan (847) 362-2245**  
Leasing Company: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 -- 828 SF (828 SF)**

**15 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: **2018 Tax @ \$2.46/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**  
Leasing Company: **SVN I Denver Commercial / Albert M. Lindeman (312) 756-7352 -- 6,127 SF (1,534-2,299 SF)**  
Sublet Contact: **SVN I Denver 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.

**16 1512 Artaius Pky - DS&T Building**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **5,800 SF**  
Building Status: **Built 1985**      Max Contig: **3,000 SF**  
Building Size: **18,712 SF**      Smallest Space: **800 SF**  
Typical Floor Size: **4,827 SF**      Rent/SF/Yr: **\$13.00 - \$15.00/n**  
Stories: **3**      % Leased: **69.0%**  
Expenses: **2018 Tax @ \$2.93/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 -- 5,800 SF (800-3,000 SF)**



**17 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: **2018 Tax @ \$1.78/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)**

**Building Notes:**

STAG1

**18 114 E Cook Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**                      Space Avail: **1,400 SF**  
Building Status: **Built 1950, Renov 1998**                      Max Contig: **1,400 SF**  
Building Size: **1,400 SF**                      Smallest Space: **1,400 SF**  
Typical Floor Size: **1,400 SF**                      Rent/SF/Yr: **\$14.00/fs**  
Stories: **1**                      % Leased: **0%**  
Expenses: **2018 Tax @ \$2.46/sf**  
Parking: **4 free Surface Spaces are available; Ratio of 2.86/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **@Properties / Frank Quigley (847) 367-0500 -- 1,400 SF (1,400 SF)**

**19 150 E Cook Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**                      Space Avail: **682 SF**  
Building Status: **Built 1988**                      Max Contig: **682 SF**  
Building Size: **6,140 SF**                      Smallest Space: **682 SF**  
Typical Floor Size: **6,140 SF**                      Rent/SF/Yr: **\$22.00/fs**  
Stories: **1**                      % Leased: **88.9%**  
Expenses: **2018 Tax @ \$3.30/sf**  
Parking: **Ratio of 3.26/1,000 SF**  
For Sale: **Not For Sale**



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



**20 712 Florsheim Dr**

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class C Office</b>	Space Avail: <b>3,448 SF</b>
Building Status: <b>Built 1999</b>	Max Contig: <b>1,724 SF</b>
Building Size: <b>14,000 SF</b>	Smallest Space: <b>1,724 SF</b>
Typical Floor Size: <b>14,000 SF</b>	Rent/SF/Yr: <b>\$17.50</b>
Stories: <b>1</b>	% Leased: <b>75.4%</b>
Expenses: <b>2018 Tax @ \$2.01/sf</b>	
For Sale: <b>This property has one 1,724 condo for sale.</b>	



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

**Building Notes:**

Condo building

**21 732 Florsheim Dr**

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class C Office/Medical</b>	Space Avail: <b>1,143 SF</b>
Building Status: <b>Built 1997</b>	Max Contig: <b>1,143 SF</b>
Building Size: <b>6,250 SF</b>	Smallest Space: <b>1,143 SF</b>
Typical Floor Size: <b>6,250 SF</b>	Rent/SF/Yr: <b>\$16.51/fs</b>
Stories: <b>1</b>	% Leased: <b>81.7%</b>
Parking: <b>31 Surface Spaces are available; Ratio of 4.96/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



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

**22 740 Florsheim Dr - Florsheim Professional Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class B Office/Medical</b>	Space Avail: <b>4,644 SF</b>
Building Status: <b>Built 1999</b>	Max Contig: <b>2,322 SF</b>
Building Size: <b>12,424 SF</b>	Smallest Space: <b>2,322 SF</b>
Typical Floor Size: <b>12,424 SF</b>	Rent/SF/Yr: <b>\$18.00</b>
Stories: <b>1</b>	% Leased: <b>62.6%</b>
Expenses: <b>2018 Tax @ \$0.75/sf</b>	
Parking: <b>Ratio of 4.00/1,000 SF</b>	
For Sale: <b>This property has one 2,322 condo for sale.</b>	



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.



**23 890 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: **\$14.00/nnn**  
Stories: **2**      % Leased: **81.2%**  
Expenses: **2018 Tax @ \$2.07/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.

**24 1800 Hollister Dr - Grand Oaks Health Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Office/Medical**      Space Avail: **13,321 SF**  
Building Status: **Built Aug 1998**      Max Contig: **8,688 SF**  
Building Size: **57,000 SF**      Smallest Space: **2,157 SF**  
Typical Floor Size: **19,000 SF**      Rent/SF/Yr: **\$15.00/nnn**  
Stories: **3**      % Leased: **76.6%**  
Expenses: **2018 Tax @ \$3.16/sf; 2013 Ops @ \$7.50/sf**  
Parking: **148 free Surface Spaces are available; 49 free Covered Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Waveland Property Group Jonathan Swindle (630) 230-1227 Kyle Arnold (630) 230-1225 Conner Stout (630) 230-1224 -- 13,321 SF (2,157-5,494 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

**25 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: **2018 Tax @ \$3.14/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.

**26 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%**  
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)**

**27 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)**

**28 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)**

**29 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 Knight Frank / Mitchell Loveman (312) 224-3198 -- 42,357 SF (20,552-21,805 SF)**

**30 325 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **6,922 SF**  
 Building Status: **Existing**      Max Contig: **6,922 SF**  
 Building Size: **29,328 SF**      Smallest Space: **6,922 SF**  
 Typical Floor Size: **14,664 SF**      Rent/SF/Yr: **\$22.00/fs**  
 Stories: **2**      % Leased: **76.4%**  
 Expenses: **2018 Tax @ \$3.92/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**



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.

**31 428 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **215 SF**  
 Building Status: **Built 1900**      Max Contig: **215 SF**  
 Building Size: **215 SF**      Smallest Space: **215 SF**  
 Typical Floor Size: **108 SF**      Rent/SF/Yr: **\$27.91/+elec**  
 Stories: **2**      % Leased: **0%**  
 For Sale: **Not For Sale**



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

**32 745-747 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**      Space Avail: **2,710 SF**  
 Building Status: **Built 1950**      Max Contig: **1,850 SF**  
 Building Size: **5,625 SF**      Smallest Space: **860 SF**  
 Typical Floor Size: **1,500 SF**      Rent/SF/Yr: **\$12.97 - \$16.75/mg**  
 Stories: **2**      % Leased: **84.7%**  
 Expenses: **2018 Tax @ \$6.22/sf**  
 For Sale: **Not For Sale**



Landlord Rep: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X18 -- 2,710 SF (860-1,850 SF)**



**33 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: **2018 Tax @ \$4.34/sf, 2012 Est Tax @ \$3.38/sf; 2012 Est Ops @ \$0.89/sf**  
Parking: **29 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
For Sale: **Not For Sale**

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



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

**Building Notes:**

Property Description: Fast Food Restaurant

**34 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: **2018 Tax @ \$2.73/sf**  
Parking: **87 Surface Spaces are available; Ratio of 4.27/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,235 SF**  
Max Contig: **2,335 SF**  
Smallest Space: **1,160 SF**  
Rent/SF/Yr: **\$10.00 - \$12.00/mg**  
% Leased: **74.3%**



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

**35 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: **\$15.50/+util**  
 Stories: **1**      % Leased: **94.0%**  
 Expenses: **2018 Tax @ \$2.33/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.

**36 755 S Milwaukee Ave - Advocate Condell Medical Campus**

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical**      Space Avail: **31,188 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: **\$13.00**  
 Stories: **2**      % Leased: **34.2%**  
 Expenses: **2018 Tax @ \$2.91/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 -- 31,188 SF (1,059-3,907 SF)****Building Notes:**

The Libertyville Corporate Center, located in the heart of Libertyville and Lake County, is an all brick building with a 2 story atrium in a landscaped, park-like setting.

On-Campus Medical Office Building with Advocate Condell Medical Center affiliation. Suites are in move in condition. Electric is separately metered and high-speed internet and cable TV is available. Building Hours 6 days a week with 24/7 tenant access.

**37 800 S Milwaukee Ave - 800 S Milwaukee Ave**

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical**      Space Avail: **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: **2018 Tax @ \$1.62/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)**



**38 1117 S Milwaukee Ave - Forum Square I Bldg. A - Forum Square I**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **5,029 SF**  
Building Status: **Built 1981**      Max Contig: **5,029 SF**  
Building Size: **14,251 SF**      Smallest Space: **410 SF**  
Typical Floor Size: **14,251 SF**      Rent/SF/Yr: **\$13.95**  
Stories: **1**      % Leased: **64.7%**  
Expenses: **2020 Tax @ \$0.60/sf, 2012 Est Tax @ \$3.19/sf; 2020  
Ops @ \$0.30/sf, 2012 Est Ops @ \$1.76/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: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 5,029 SF (410-1,200 SF)**

**Building Notes:**

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

**39 1117 S Milwaukee Ave - Forum Square I, Bldg D - Forum Square I**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**      Space Avail: **8,547 SF**  
Building Status: **Built 1981**      Max Contig: **2,355 SF**  
Building Size: **14,287 SF**      Smallest Space: **400 SF**  
Typical Floor Size: **14,287 SF**      Rent/SF/Yr: **\$13.95/mg**  
Stories: **1**      % Leased: **40.2%**  
Expenses: **2018 Tax @ \$1.18/sf, 2012 Est Tax @ \$3.18/sf; 2012  
Est Ops @ \$1.76/sf**  
Parking: **68 Surface Spaces are available; Ratio of 4.76/1,000  
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: **Re/Max Showcase / Jeff Bell (847) 596-6100 -- 8,547 SF (400-2,355 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.

**40 1117 S Milwaukee Ave - Forum Square - Forum Square I**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**  
Building Status: **Built 1981**  
Building Size: **14,277 SF**  
Typical Floor Size: **14,277 SF**  
Stories: **1**  
Expenses: **2020 Tax @ \$0.60/sf, 2012 Est Tax @ \$3.34/sf; 2020 Ops @ \$0.30/sf, 2012 Est Ops @ \$1.76/sf**  
Parking: **67 Surface Spaces are available; Ratio of 4.69/1,000 SF**  
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **8,515 SF**  
Max Contig: **8,515 SF**  
Smallest Space: **600 SF**  
Rent/SF/Yr: **\$13.95/mg**  
% Leased: **54.4%**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**  
Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000 -- 8,515 SF (600-4,100 SF)**

**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

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

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office**  
Building Status: **Built 1981**  
Building Size: **14,259 SF**  
Typical Floor Size: **14,259 SF**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.28/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**

Space Avail: **9,981 SF**  
Max Contig: **2,235 SF**  
Smallest Space: **640 SF**  
Rent/SF/Yr: **\$13.95/nn**  
% Leased: **60.5%**



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: <b>Class B Office</b>	Space Avail: <b>17,785 SF</b>
Building Status: <b>Built 1980</b>	Max Contig: <b>2,556 SF</b>
Building Size: <b>63,207 SF</b>	Smallest Space: <b>286 SF</b>
Typical Floor Size: <b>10,534 SF</b>	Rent/SF/Yr: <b>\$17.50</b>
Stories: <b>6</b>	% Leased: <b>75.9%</b>
Expenses: <b>2018 Tax @ \$2.37/sf; 2016 Ops @ \$1.40/sf</b>	
Parking: <b>290 Surface Spaces are available; Ratio of 3.36/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Focus Commercial Property Management / Sue Nelsen (847) 680-1020 X1 -- 15,229 SF (286-2,290 SF)**

Sublet Contact: **Compass / Michael Mandile (773) 482-1917 -- 2,556 SF (2,556 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 1639-1651 Northwind Blvd**

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class B Office/Medical</b>	Space Avail: <b>6,000 SF</b>
Building Status: <b>Built 2007</b>	Max Contig: <b>6,000 SF</b>
Building Size: <b>15,822 SF</b>	Smallest Space: <b>3,000 SF</b>
Typical Floor Size: <b>15,822 SF</b>	Rent/SF/Yr: <b>\$18.00/nnn</b>
Stories: <b>1</b>	% Leased: <b>62.1%</b>
Expenses: <b>2018 Tax @ \$7.02/sf</b>	
Parking: <b>60 Surface Spaces are available; Ratio of 3.79/1,000 SF</b>	
For Sale: <b>This property has one 6,000 condo for sale.</b>	



Seller Rep (Condo): **Resource Commercial Advisors /Ron Roberti (847) 205-5266(3,000-6,000 SF)**

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

**Libertyville, IL 60048**

**Lake County**

Building Type: <b>Class C Office/Medical</b>	Space Avail: <b>3,000 SF</b>
Building Status: <b>Built 1993</b>	Max Contig: <b>1,500 SF</b>
Building Size: <b>4,500 SF</b>	Smallest Space: <b>1,500 SF</b>
Typical Floor Size: <b>1,500 SF</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>66.7%</b>
Expenses: <b>2018 Tax @ \$1.62/sf</b>	
Parking: <b>24 Surface Spaces are available; Ratio of 10.00/1,000 SF</b>	
For Sale: <b>This property has one 1,500 condo for sale.</b>	



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

**Building Notes:**

Property Description: Office Condominium



**45 850-868 Technology Way - Pine Meadow Corp Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office**                      Space Avail: **20,569 SF**  
Building Status: **Built 1999**                              Max Contig: **20,569 SF**  
Building Size: **79,194 SF**                                  Smallest Space: **4,323 SF**  
Typical Floor Size: **79,194 SF**                              Rent/SF/Yr: **Withheld**  
Stories: **1**    % Leased: **74.0%**  
Expenses: **2018 Tax @ \$1.66/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: **Newmark Knight Frank / Mitchell Loveman (312) 224-3198 -- 20,569 SF (4,323-20,569 SF)**

**Building Notes:**

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

**46 870 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: **100%**  
Expenses: **2018 Tax @ \$3.17/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 LLC: Daniel Shapiro (312) 292-1258**  
Landlord Rep: **Exeter Property Group LLC / 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

**47 900 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: **2018 Tax @ \$0.71/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.

**48 900 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 Nov 2020**      Max Contig: **15,000 SF**  
 Building Size: **45,000 SF**      Smallest Space: **15,000 SF**  
 Typical Floor Size: **15,000 SF**      Rent/SF/Yr: **Withheld**  
 Stories: **3**      % Leased: **0%**  
 Expenses: **2007 Tax @ \$0.53/sf, 2006 Est Tax @ \$0.89/sf; 2006 Est Ops @ \$0.81/sf**  
 Parking: **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.

**49 950 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: **20,225 SF**  
Building Status: **Built 2001**      Max Contig: **9,352 SF**  
Building Size: **90,258 SF**      Smallest Space: **5,212 SF**  
Typical Floor Size: **30,086 SF**      Rent/SF/Yr: **\$12.50/nnn**  
Stories: **3**      % Leased: **83.9%**  
Expenses: **2019 Tax @ \$2.40/sf, 2014 Est Tax @ \$2.43/sf; 2019 Ops @ \$6.30/sf, 2014 Est Ops @ \$6.05/sf**  
Parking: **362 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
For Sale: **For Sale at \$9,250,000 (\$102.48/SF) - Active**



Sales Company: **Marcus & Millichap: John Abuja (312) 327-5412**  
Landlord Rep: **NAI Hiffman / J.Jason J. Wurtz (630) 693-0692 / Tabitha Dozier (630) 693-0676 -- 20,225 SF (5,212-9,352 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.

**50 1860 W Winchester Rd - 1860 W Winchester Road**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class C Office/Medical**      Space Avail: **12,286 SF**  
Building Status: **Built 1999**      Max Contig: **6,143 SF**  
Building Size: **50,000 SF**      Smallest Space: **6,143 SF**  
Typical Floor Size: **27,372 SF**      Rent/SF/Yr: **\$16.00**  
Stories: **2**      % Leased: **75.4%**  
Expenses: **2017 Tax @ \$0.47/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: **This property has one 6,143 condo for sale.**



Seller Rep (Condo): **Cushman & Wakefield /Colin Rowe (312) 424-8283 Sean D. Kropke (312) 424-8284(6,143 SF)**

**Building Notes:**

High level of finish.

**51 1870 W Winchester Rd**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class B Office/Medical**      Space Avail: **3,500 SF**  
Building Status: **Built 2003**      Max Contig: **3,500 SF**  
Building Size: **53,627 SF**      Smallest Space: **1,750 SF**  
Typical Floor Size: **30,741 SF**      Rent/SF/Yr: **\$20.00/mg**  
Stories: **2**      % Leased: **93.5%**  
Expenses: **2018 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**

Leasing Company: **Winchester Court Group LLC / Mike Boyd (847) 680-7800 -- 3,500 SF (1,750-3,500 SF)**

**52 1899 W Winchester Rd - Pine Meadow Corporate Center**

**AKA 1000 Technology Way**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Class A Office**      Space Avail: **31,077 SF**  
Building Status: **Built Sep 1998**      Max Contig: **31,077 SF**  
Building Size: **102,993 SF**      Smallest Space: **8,000 SF**  
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.

**53 100 E Cook Ave - The Schanck Bldg**

**AKA 500 N Milwaukee Ave** Building Type: **Retail/Storefront** Space Avail: **3,990 SF**  
**N/E/C** Retail/Office Max Contig: **3,990 SF**  
Building Status: **Built 1910, Renov 2002** Smallest Space: **3,990 SF**  
**Libertyville, IL 60048** Building Size: **11,677 SF** Rent/SF/Yr: **Withheld**  
Land Area: **0.14 AC** % Leased: **65.8%**  
**Lake County** Stories: **2**  
Expenses: **2018 Tax @ \$2.58/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 Realty / Paul Martis (630) 544-4550**  
Leasing Company: **Baird & Warner / Bob Krombach (847) 367-1855 -- 3,990 SF (3,990 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

**54 109 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)**

**55 121-139 N Milwaukee Ave - Libertyville Crossing**

**Libertyville, IL 60048** Building Type: **Retail/Freestanding** Space Avail: **1,361 SF**  
**Lake County** Building Status: **Built 2008** Max Contig: **1,361 SF**  
Building Size: **9,808 SF** Smallest Space: **1,361 SF**  
Land Area: **2.10 AC** Rent/SF/Yr: **\$30.86/mg**  
Stories: **1** % Leased: **86.1%**  
Expenses: **2018 Tax @ \$15.63/sf**  
Parking: **Ratio of 5.86/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Millennium Properties R/E, Inc. Brad Thompson (312) 338-3012 -- 1,361 SF (1,361 SF)**



**56 340-354 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: **2018 Tax @ \$1.33/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: **95.2%**



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

**57 406-408 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: **2018 Tax @ \$1.98/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)**

**58 416 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: **\$16.05/+util**  
Stories: **1**      % Leased: **0%**  
Expenses: **2018 Tax @ \$2.62/sf, 2011 Est Tax @ \$2.00/sf; 2012  
Ops @ \$1.60/sf, 2011 Est Ops @ \$3.60/sf**  
Parking: **Ratio of 4.90/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 / Kylie Gehrke (847) 367-0888 -- 8,171 SF (8,171 SF)**

**Building Notes:**

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

**59 518-534 N Milwaukee Ave**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Storefront  
Retail/Residential**      Space Avail: **2,160 SF**  
Building Status: **Built 1903**      Max Contig: **2,160 SF**  
Building Size: **23,897 SF**      Smallest Space: **2,160 SF**  
Land Area: **0.80 AC**      Rent/SF/Yr: **\$25.00/nnn**  
Stories: **2**      % Leased: **91.0%**  
Expenses: **2018 Tax @ \$2.84/sf**  
Parking: **50 free Surface Spaces are available; Ratio of  
2.09/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Cornerstone Commercial Partners II, LLC / Peter Karlis (312) 348-1000 X2 / Spero P. Adamis (312) 348-1000 -- 2,160 SF (2,160 SF)**

**Building Notes:**

Property Description: RETAIL/HOTEL BUILDING

**60 536-542 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: **2018 Tax @ \$2.33/sf**  
Parking: **100 free Surface Spaces are available; Ratio of 5.56/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,610 SF**  
Max Contig: **2,310 SF**  
Smallest Space: **1,300 SF**  
Rent/SF/Yr: **\$27.50/n**  
% Leased: **79.9%**



Landlord Rep: **Baird & Warner / Jeffrey Lovinger (847) 682-0499 / Benjamin Lovinger (847) 367-1855 -- 3,610 SF (1,300-2,310 SF)**

**61 602-610 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: **2018 Tax @ \$2.67/sf**  
Parking: **18 free Surface Spaces are available; Ratio of 1.16/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,300 SF**  
Max Contig: **700 SF**  
Smallest Space: **600 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **91.6%**



Landlord Rep: **Jay Roy Company / Jay Roy (847) 668-5552 -- 1,300 SF (600-700 SF)**

**Building Notes:**

Property Description: Storefront Retail/Residential

**62 620 N Milwaukee Ave**

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

Building Type: **Retail/Restaurant**  
Building Status: **Built 1982**  
Building Size: **1,300 SF**  
Land Area: **-**  
Stories: **1**  
Expenses: **2018 Tax @ \$3.27/sf**  
For Sale: **Not For Sale**

Space Avail: **1,300 SF**  
Max Contig: **1,300 SF**  
Smallest Space: **1,300 SF**  
Rent/SF/Yr: **\$21.23/mg**  
% Leased: **0%**



Landlord Rep: **Kakenmaster & Associates Inc / Kylie Gehrke (847) 367-0888 / Peter Kakenmaster (847) 367-0888 -- 1,300 SF (1,300 SF)**



**63 753-757 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: **2018 Tax @ \$0.44/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)**

**64 1002 N Milwaukee Ave**

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

Building Type: **Retail/Freestanding**  
Building Status: **Built 1959**  
Building Size: **1,781 SF**  
Land Area: **-**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.59/sf**  
Parking: **13 free Surface Spaces are available; Ratio of 7.30/1,000 SF**  
For Sale: **Not For Sale**

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



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

**65 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: **2018 Tax @ \$15.34/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)**

**66 1742-1768 N Milwaukee Ave - Adler Square**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **5,900 SF**  
Max Contig: **5,900 SF**  
Building Status: **Built 2003** Smallest Space: **1,400 SF**  
Building Size: **19,495 SF** Rent/SF/Yr: **\$15.00/nnn**  
Land Area: **1.93 AC** % Leased: **69.7%**  
Stories: **1**  
Expenses: **2018 Tax @ \$4.27/sf, 2011 Est Tax @ \$4.23/sf; 2013 Ops @ \$3.30/sf, 2011 Est Ops @ \$3.11/sf**  
Parking: **77 free Surface Spaces are available; Ratio of 3.74/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Cornerstone Commercial Partners II, LLC / Peter Karlis (312) 348-1000 X2 / Spero P. Adamis (312) 348-1000 -- 5,900 SF (1,400-5,900 SF)**

**67 200-218 S Milwaukee Ave - @Properties Square**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/(Strip Ctr)** Space Avail: **2,596 SF**  
Max Contig: **2,596 SF**  
Building Status: **Built 2001** Smallest Space: **1,507 SF**  
Building Size: **11,614 SF** Rent/SF/Yr: **\$20.00/nnn**  
Land Area: **1.03 AC** % Leased: **77.7%**  
Stories: **1**  
Expenses: **2018 Tax @ \$4.00/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".

**68 820-890 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: **6,880 SF**  
Max Contig: **4,800 SF**  
Building Status: **Built 1979, Renov 2000** Smallest Space: **2,080 SF**  
Building Size: **36,642 SF** Rent/SF/Yr: **\$15.00 - \$18.00/n**  
Land Area: **8.00 AC** % Leased: **81.2%**  
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 -- 6,880 SF (2,080-4,800 SF)**

**Building Notes:**

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

**69 902-918 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: **2018 Tax @ \$6.55/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)**

**70 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: **2018 Tax @ \$3.26/sf; 2010 Combined Est Tax/Ops @ \$3.46/sf**  
Parking: **316 Surface Spaces are available; Ratio of 4.20/1,000 SF**  
For Sale: **Not For Sale**

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



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

**Building Notes:**

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

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

**71 1300-1406 S Milwaukee Ave - Red Top Plaza**

**AKA 1300 N Milwaukee Ave**      Building Type: **Retail/Storefront**      Space Avail: **14,900 SF**  
**Libertyville, IL 60048**      **Retail/Office (Community**      Max Contig: **4,000 SF**  
**Lake County**      **Ctr)**      Smallest Space: **800 SF**  
Building Status: **Built 1981, Renov 1990**      Rent/SF/Yr: **Withheld**  
Building Size: **121,740 SF**      % Leased: **100%**  
Land Area: **18 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$3.02/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 / Leigh Copin (561) 868-1571**

Leasing Company: **Sterling Organization / Luke Sementa (630) 468-5041 -- 14,900 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.

**72 1745-1793 Northwind Blvd - Northwind Center**

**Libertyville, IL 60048**

**Lake County**

Building Type: **Retail/Storefront  
Retail/Office (Strip Ctr)**      Space Avail: **14,586 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: **28.6%**  
Stories: **1**  
Expenses: **2018 Tax @ \$2.29/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 -- 14,586 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.



**73 1163-1179 Park Ave - Libertyville Plaza**

Libertyville, IL 60048

Lake County

Building Type: **Retail**  
Building Status: **Built 1970**  
Building Size: **13,000 SF**  
Land Area: **0.47 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$2.35/sf; 2010 Ops @ \$1.14/sf**  
Parking: **45 Surface Spaces are available; Ratio of 3.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **6,945 SF**  
Max Contig: **2,615 SF**  
Smallest Space: **750 SF**  
Rent/SF/Yr: **\$18.00/nnn**  
% Leased: **46.6%**



Landlord Rep: **Troy Realty / Chris Verzevoulis (773) 792-3000 X228 / Stephen Cioromski (773) 792-3000 -- 6,945 SF (750-2,615 SF)**

**Building Notes:**

Property Description: Strip Center NOSUB1

**74 513 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: **2018 Tax @ \$2.07/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)**

**75 249-299 Peterson Rd - Peterson Commons**

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront**  
**Retail/Office (Strip Ctr)**  
Building Status: **Built 1987**  
Building Size: **20,000 SF**  
Land Area: **3 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.20/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.**

Space Avail: **3,200 SF**  
Max Contig: **1,600 SF**  
Smallest Space: **1,600 SF**  
Rent/SF/Yr: **\$12.00**  
% Leased: **84.0%**



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

**Building Notes:**

APN# 11084031180000



**76 287-289 Peterson Rd**

**Libertyville, IL 60048**

**Lake County**

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

Building Status: **Built 1990**

Building Size: **20,000 SF**

Land Area: -

Stories: **1**

Expenses: **2018 Tax @ \$0.20/sf; 2012 Ops @ \$0.28/sf**

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

For Sale: **Not For Sale**

Space Avail: **2,350 SF**

Max Contig: **2,350 SF**

Smallest Space: **1,150 SF**

Rent/SF/Yr: **Withheld**

% Leased: **88.3%**



Landlord Rep: *Company information unavailable at this time*

**77 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: **106,755 SF**

Land Area: **15.51 AC**

Stories: **1**

Expenses: **2018 Tax @ \$3.47/sf**

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

For Sale: **Not For Sale**

Space Avail: **11,034 SF**

Max Contig: **8,000 SF**

Smallest Space: **3,034 SF**

Rent/SF/Yr: **Withheld**

% Leased: **89.7%**



Landlord Rep: **Brixmor Property Group / Brad Ratajczak (847) 562-4130**

Leasing Company: **Brixmor Property Group / Brad Ratajczak (847) 562-4130 -- 11,034 SF (3,034-8,000 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.

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: **2018 Tax @ \$3.92/sf, 2014 Est Tax @ \$3.54/sf; 2011  
Ops @ \$0.92/sf, 2012 Est Ops @ \$0.92/sf**

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

For Sale: **Not For Sale**

Space Avail: **1,500 SF**

Max Contig: **1,500 SF**

Smallest Space: **1,500 SF**

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

**79 700 E Park Ave - Lifestorage**

Libertyville, IL 60048

Lake County

Building Type: **Specialty/Self-Storage**      Space Avail: **517 SF**  
 Building Status: **Built 1960, Renov 2009**      Max Contig: **270 SF**  
 Building Size: **93,630 SF**      Smallest Space: **247 SF**  
 Land Area: **8 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **2**      % Leased: **99.7%**  
 Expenses: **2018 Tax @ \$1.66/sf, 2011 Est Tax @ \$0.63/sf; 2010**  
                  **Ops @ \$4.07/sf, 2011 Est Ops @ \$4.07/sf**  
 Parking: **300 Surface Spaces are available; 12 Reserved**  
                  **Spaces are available; Ratio of 2.34/1,000 SF**  
 For Sale: **Not For Sale**



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

**Building Notes:**

The property contains 753 self storage units.