

OFFICES FOR LEASE

1232-1280 AMERICAN WAY

1232-1280 AMERICAN WAY, LIBERTYVILLE, IL 60048



FOR LEASE

KW COMMERCIAL | SUCCESS REALTY

600 Hart Rd, Suite 105
Barrington, IL 60010



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH HEFFERNAN

Senior Director

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475.128287, Illinois

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

1232-1280 AMERICAN WAY, LIBERTYVILLE, IL



OFFERING SUMMARY

LEASE RATE:	\$16/sf to \$24/sf Modified Gross
LEASE TERM:	3+ years
AVAILABLE SF:	Unit 1266 - 2,299 sf - \$16/sf Unit 1260 - 1,700 sf LEASED Unit 1280 - 2,294 sf - \$24/sf Unit 1264 - 1,800 sf - \$24/sf Unit 1268 - 1200 sf LEASED
YEAR BUILT:	2005 - Brick/Concrete Construction
BUILDOUT:	Office & Medical
HVAC:	Central - tenant controlled
PARKING:	Open 100+
PARKING RATIO:	8.06/1,000sf
ZONING:	O-2 Office
PIN:	11-07-301-007

PROPERTY OVERVIEW

Very Well-Maintained Office Complex offers three spaces available immediately: 1,800sf medical offices, 2,294 sf end unit offices, and 2,299 sf loft space. Easy access off RT45/N Lake St, between the towns of Libertyville and Mundelein, this location is across the road from the Encompass Rehab Center, minutes from Advocate Condell Hospital, Interstate I-94, and both Libertyville and Mundelein Metra Stations.

Advertised lease rates are modified gross and include base rent, taxes and common area maintenance. Tenant is responsible for their utilities.

Contact Listing Agent Joe Heffernan for details and to schedule your site visit today!

PROPERTY HIGHLIGHTS

- Multi Tenant Office Complex - 22,800 sf
- Current tenants mix of medical, financial and professional services.
- Unit 1280 - 2,294sf 1st level reception, conf room, kitchen/breakroom, storage/office, 2nd level 4 executive offices.
- Unit 1260 Former Therapy Center LEASED
- Unit 1266 2,299sf Loft Space, window line natural light, exposed ceilings, open floor plan.
- Unit 1264 1,800sf Medical buildout 3 exam rms, 1 private office, 1 procedure room, lab & nurses station.
- Unit 1268 Medical LEASED

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UNIT 1280, 4-5 OFFICES, CONF ROOM, KITCHEN/BREAKROOM, RECEPTION/WAIT AREA

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UNIT 1264 MEDICAL BUILDOUT-3 EXAM RM, PROCEDURE RM, OFFICE, LAB, NURSES STATION
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UNIT 1266 CREATIVE LOFT SPACE, COMPLETELY OPEN FLOOR PLAN, 2,299 SF

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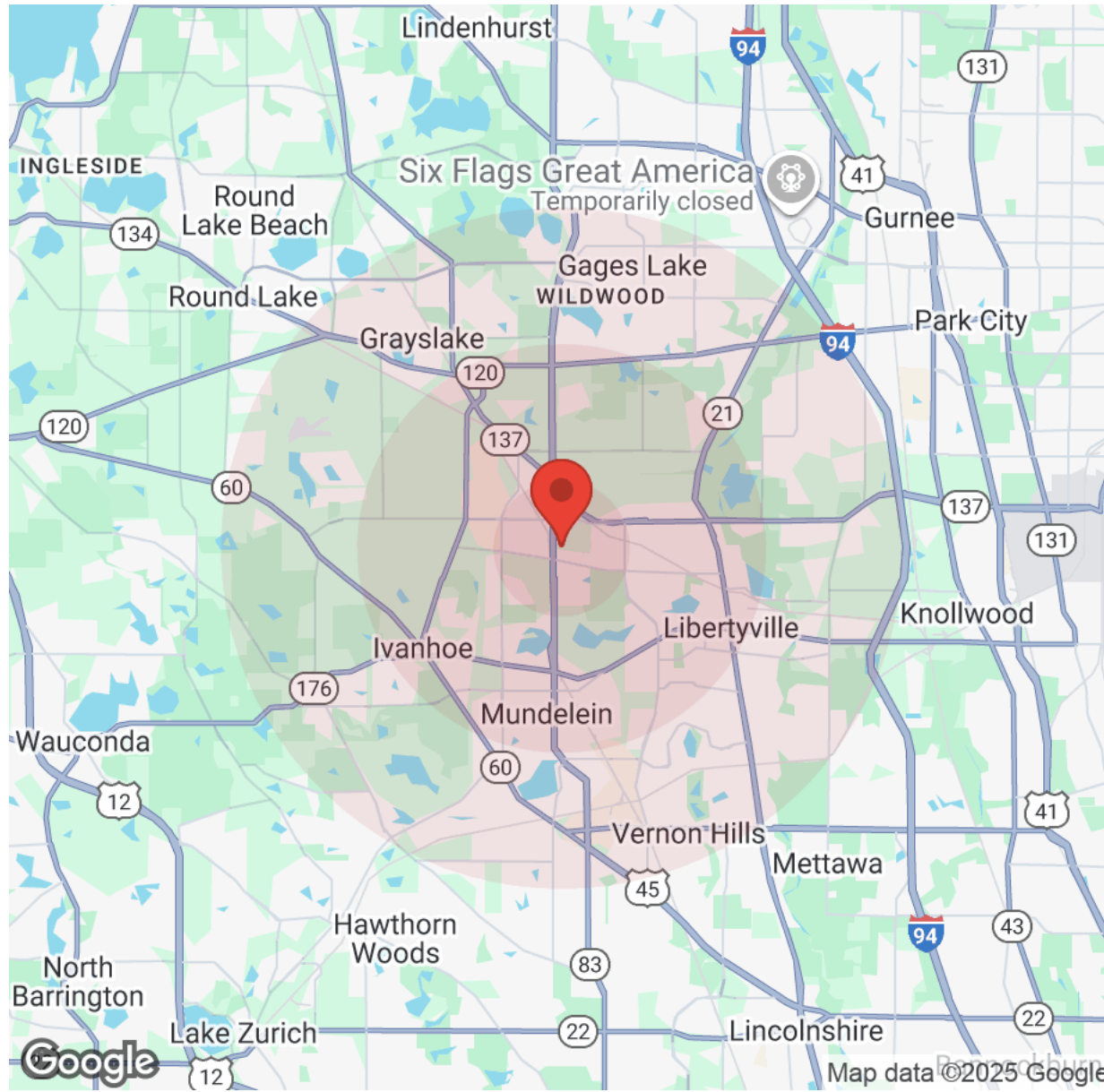
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Housing	1 Mile	3 Miles	5 Miles
Total Units	875	17,336	50,886
Occupied	849	16,656	48,875
Owner Occupied	795	12,889	37,551
Renter Occupied	54	3,767	11,324
Vacant	26	679	2,011



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DISCLAIMER

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