

OFFICES FOR LEASE

# 1232-1280 AMERICAN WAY

1232-1280 AMERICAN WAY, LIBERTYVILLE, IL 60048



FOR LEASE

PRESENTED BY:

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**KW COMMERCIAL | SUCCESS REALTY**

600 Hart Rd, Suite 105  
Barrington, IL 60010



Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

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## 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 controled
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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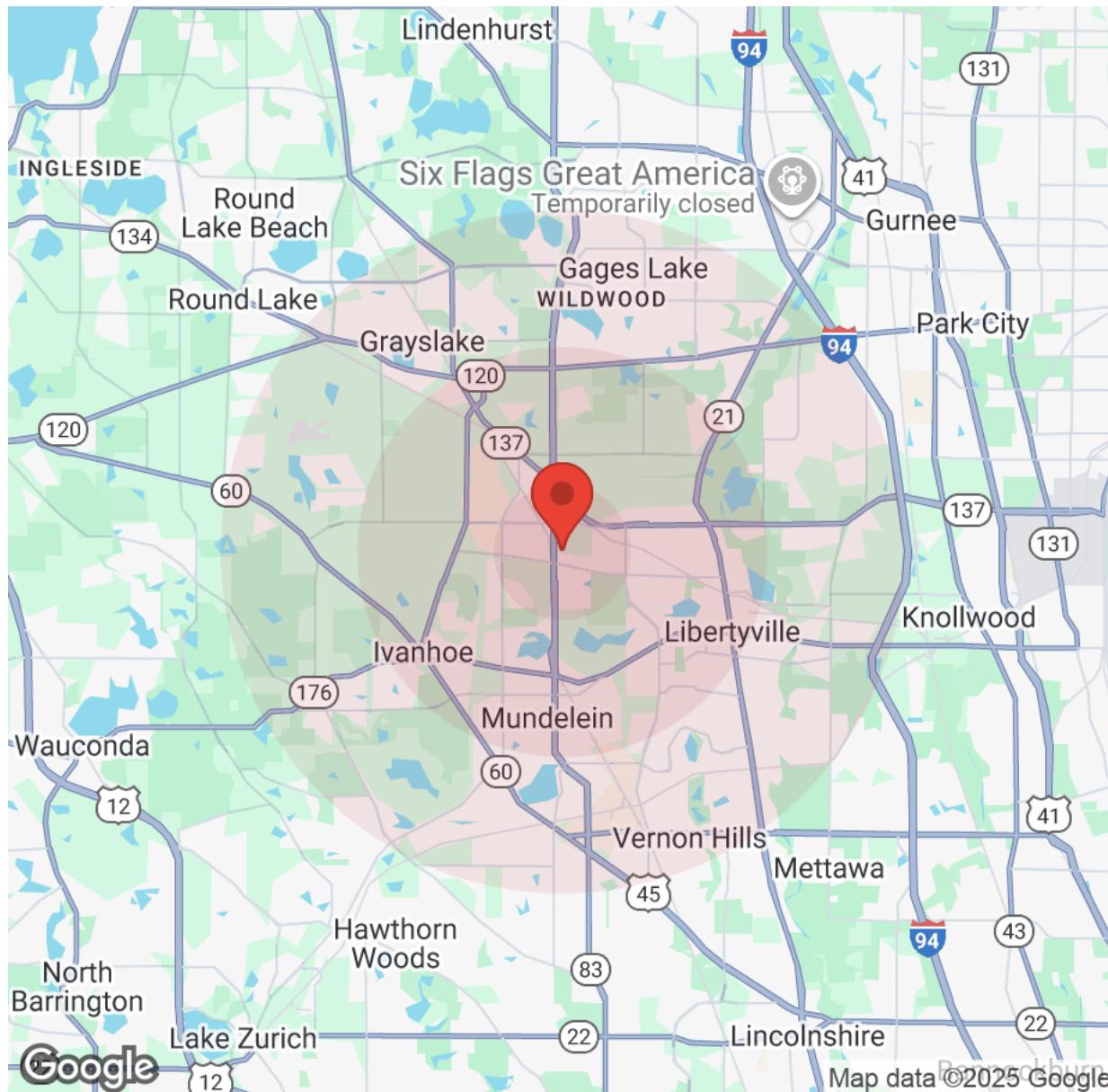


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# DEMOGRAPHICS

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	Population	1 Mile	3 Miles	5 Miles
Male	1,265	22,634	63,422	
Female	1,258	22,620	64,723	
Total Population	2,523	45,254	128,145	
Age		1 Mile	3 Miles	5 Miles
Ages 0-14	477	8,018	22,760	
Ages 15-24	315	5,783	15,903	
Ages 25-54	879	16,636	47,543	
Ages 55-64	421	6,519	18,307	
Ages 65+	432	8,299	23,634	
Race		1 Mile	3 Miles	5 Miles
White	1,807	29,415	81,744	
Black	22	1,199	4,677	
Am In/AK Nat	N/A	18	64	
Hawaiian	1	9	26	
Hispanic	290	9,861	24,373	
Asian	339	3,883	14,839	
Multi-Racial	59	819	2,294	
Other	5	50	115	
Income		1 Mile	3 Miles	5 Miles
Median	\$178,046	\$126,193	\$123,619	
< \$15,000	17	624	2,035	
\$15,000-\$24,999	N/A	487	1,501	
\$25,000-\$34,999	1	593	1,653	
\$35,000-\$49,999	64	718	2,918	
\$50,000-\$74,999	55	1,690	6,010	
\$75,000-\$99,999	90	2,117	5,341	
\$100,000-\$149,999	157	3,750	9,831	
\$150,000-\$199,999	72	2,320	6,654	
> \$200,000	393	4,358	12,933	
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	

# DISCLAIMER

1232 AMERICAN WAY



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