

OFFICE FOR LEASE

**1232-1280 AMERICAN WAY**

1232 AMERICAN WAY, LIBERTYVILLE, IL 60048



**FOR LEASE**

**KELLER WILLIAMS ONECHICAGO**  
8750 West Bryn Mawr Avenue Ste 300E  
Chicago, IL 60631

**kw**ONEChicago  
KELLERWILLIAMS.

Each Office Independently Owned and Operated

*PRESENTED BY:*

**JOSEPH HEFFERNAN**  
Senior Director  
O: (847) 302-5550  
C: (847) 302-5550  
joeh@kwcommercial.com  
475.128287, Illinois

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# EXECUTIVE SUMMARY

1232-1280 AMERICAN WAY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16/sf to \$24/sf Modified Gross
<b>LEASE TERM:</b>	3+ years
<b>AVAILABLE SF:</b>	Unit 1266 - 2,299 sf - \$16/sf Unit 1260 - 1,700 sf - \$23/sf Unit 1280 - 2,294 sf - \$24/sf Unit 1264/68 - 3,032sf
<b>YEAR BUILT:</b>	2005 - Brick/Concrete Construction
<b>BUILDOUT:</b>	Office & Medical
<b>HVAC:</b>	Central - tenant controlled
<b>PARKING:</b>	Open 100+
<b>PARKING RATIO:</b>	8.06/1,000sf
<b>ZONING:</b>	O-2 Office
<b>PIN:</b>	11-07-301-007

## PROPERTY OVERVIEW

Very Well Maintained Office Complex, offers three spaces available immediately 1700sf, 2294sf, 2,300sf and 3,032sf in July. Located 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 include mix of medical, financial and professional services.
- 3 Units available immediately.
- Unit 1280 Executive offices
- Unit 1260 Former Therapy Center, tall ceilings, open floor plan, easy access from parking lot to front door.
- Unit 1266 Creative Loft Space, window line natural light, exposed ceilings and open floor plan.
- Unit 1264/68 Medical Office User available July.

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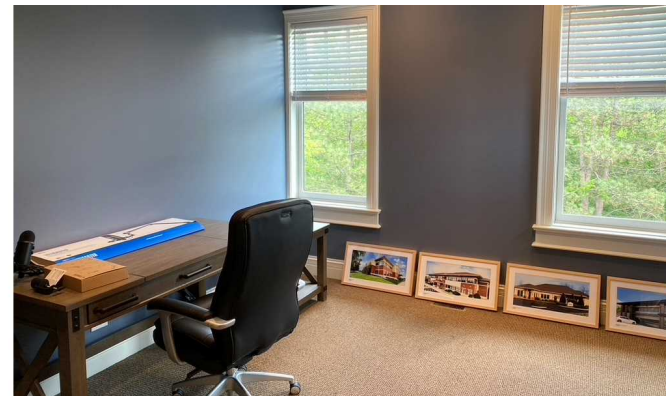


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# PROPERTY PHOTOS

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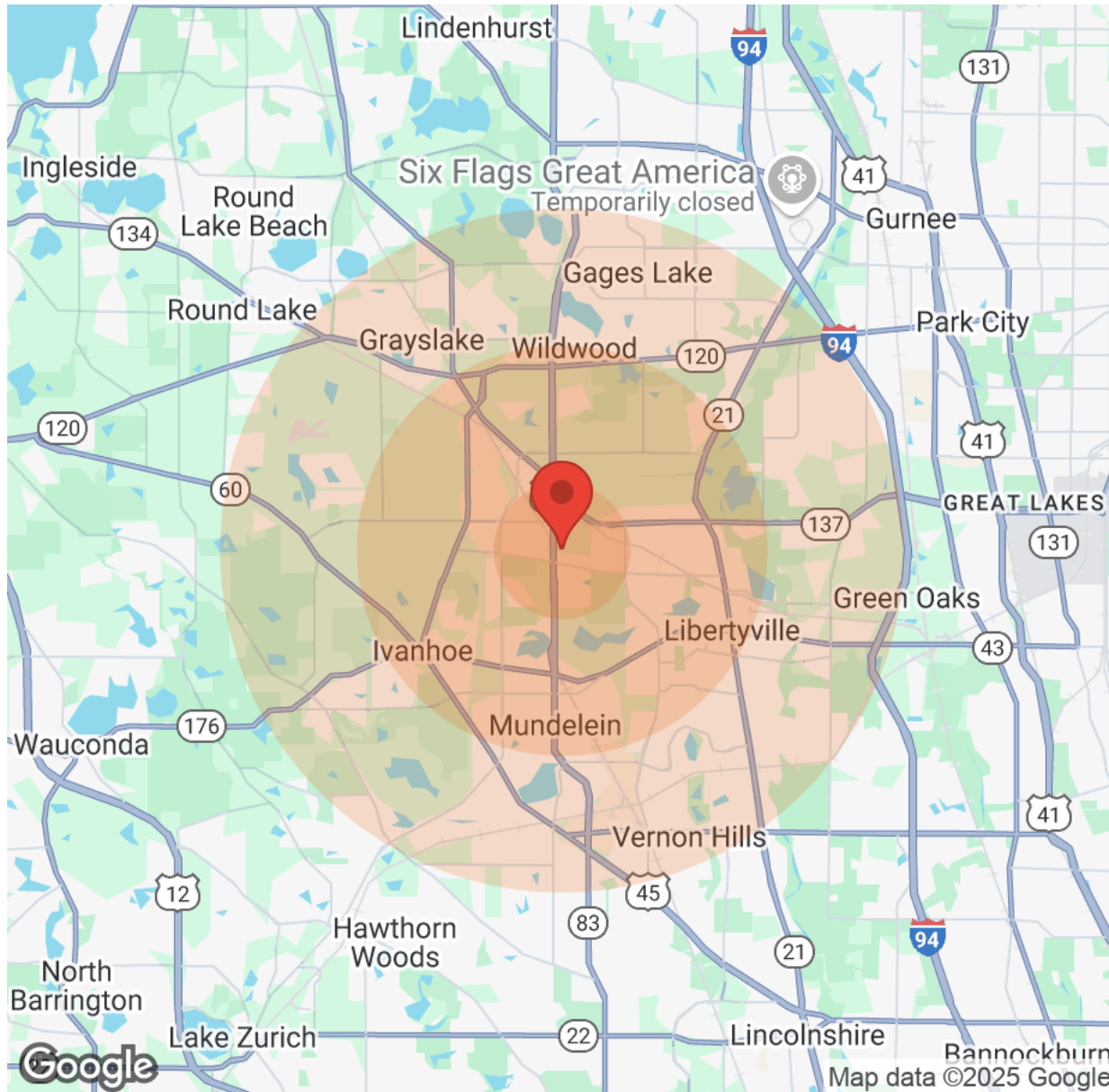


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,143	23,381	69,968
Female	1,150	24,025	71,462
Total Population	2,293	47,406	141,430

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	449	9,096	28,667
Ages 15-24	419	7,040	21,455
Ages 25-54	820	17,793	52,276
Ages 55-64	298	6,209	17,803
Ages 65+	307	7,268	21,229

Race	1 Mile	3 Miles	5 Miles
White	1,949	39,187	114,197
Black	N/A	216	1,946
Am In/AK Nat	N/A	56	132
Hawaiian	N/A	N/A	N/A
Hispanic	149	8,712	21,148
Multi-Racial	210	9,996	24,438

Income	1 Mile	3 Miles	5 Miles
Median	\$145,561	\$91,250	\$90,327
< \$15,000	9	527	1,803
\$15,000-\$24,999	N/A	901	2,986
\$25,000-\$34,999	30	893	2,785
\$35,000-\$49,999	26	1,830	4,990
\$50,000-\$74,999	30	2,483	8,433
\$75,000-\$99,999	78	2,524	7,615
\$100,000-\$149,999	166	3,770	11,044
\$150,000-\$199,999	165	1,724	5,213
> \$200,000	210	2,206	5,748

Housing	1 Mile	3 Miles	5 Miles
Total Units	811	17,400	52,261
Occupied	791	16,458	49,662
Owner Occupied	768	13,748	40,624
Renter Occupied	23	2,710	9,038
Vacant	20	942	2,599

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