



Office/Tech
 Status: **NEW**
 Area: **48**
 Address: **301 Peterson Rd , Libertyville, IL 60048**
 Directions: **1/2 MILE W OF MILWAUKEE AVE ON PETERSON . LOCATED AT THE CORNER OF PETERSON RD AND CASS AVE**

MLS #: **12597157**
 List Date: **03/20/2026**
 List Dt Rec: **03/20/2026**

List Price:
 Orig List Price:
 Sold Price:

Sold by:
 Closed:
 Off Mkt:
 Mkt. Time (Lst./Tot.): **1/1**
 County: **Lake**

Contract:
 Concessions:
 Township:
 PIN #:

Lease SF/Y: **\$24**
 Rented Price:
 Mthly. Rnt. Price: **\$2,800**
 Ann. Passthru. \$/SF: **\$0**

Year Built: **2003**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **C-3**

Blt Before 78: **No**
 # Stories: **1**
 # Units: **1**
 # Tenants:
 Unit SF: **1400**

Mobility Score: - **?**
 List Price Per SF: **\$0**
 Sold Price Per SF: **\$0**

Multiple PINs:
 Min Rent. SF: **1400**
 Max Rent. SF: **1400**
 Relist:

Lot Dimensions:
 Acreage:
 Land Sq Ft:

Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/SF: **\$0**
 Est Tax per SF/Y: **\$0**
 Lease Type: **Gross**

Remarks: **Exceptional 1,400 SF main-floor professional office suite available in a well-maintained all-brick building with private parking and strong corporate image. This ADA-accessible, upscale professional office features a corporate-style interior with reception/waiting area, private office, an impressive glass-lined conference room, and an expansive open work area with soaring vaulted ceilings, recessed lighting, and outstanding natural light. Approximately 10 large windows provide beautiful wooded views and rare privacy with no close neighboring buildings. The suite also offers a kitchenette, private restroom, utility sink, and an efficient layout ideal for attorney / law firm, legal office, CPA / accounting office, tax preparation, wealth management, financial advisor, insurance agency, consulting office, real estate office, title company, mortgage broker, business office, executive office, boutique corporate office, therapist office, counseling office, psychologist, psychiatry, speech therapy, occupational therapy, chiropractic, physical therapy consult office, medical specialist office, wellness practice, nutrition / diet center, med spa consult office, skin care office, staffing agency, travel agency, marketing agency, computer / IT consulting, design studio, architecture office, engineering office, bookkeeping, payroll service, and other business services. Shared foyer with established dental office creates a professional image for client-facing business, while the layout offers private offices / reception potential in a boutique office environment. This move-in ready office suite is excellent for law, finance, consulting, counseling, or medical office use and is ideal for quiet professional practice. Conveniently located near Peterson Road/Route 137 between Route 45/Butterfield and Milwaukee Avenue, with an attractive entrance off Cass Avenue just off Peterson Road.**

Approximate Age: **16-25 Years**
 Type Ownership:
 Frontage Acc:
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Northwest Suburban**
 Location:
 Construction:
 Building Exterior:
 Foundation:
 Roof Structure:
 Roof Coverings:
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Heat/Indiv Controls**
 Electrical Svcs: **Circuit Breakers**
 Fire Protection: **Other**
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces: **6**
 Indoor Parking:
 Outdoor Parking:
 Parking Ratio:
 Misc. Inside:
 Floor Finish:
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger, Tax Stops, All Utilities**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:

Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Broker Private Remarks: **Contact LA 847-858-2909**

Does seller agree to display on VOW?: **Yes**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Lease**
 Does seller agree to display online? : **Yes**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Address on Internet: **Yes**

Broker Owned/Interest: **No**
 Lock Box: **None**

Information: **24-Hr Notice Required**
 Showing Inst: **Contact LA 847-858-2909**
 Broker: **RE/MAX Suburban (29003) / (847) 367-8686**
 List Broker: **Jason Bitton (248545) / jason@bittonhomes.com**
 CoList Broker:

Call for Rent Roll Info:
 Cont. to Show?:
 Expiration Date: **12/31/2026**

More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.