

## OFFICES FOR LEASE

**1232-1280 AMERICAN WAY, LIBERTYVILLE, IL 60048**

UNIT 1264 (1,800SF), UNIT 1266 (2,299SF), UNIT 1272/76 (2,295SF), UNIT 1280 (2,294SF)



**FOR LEASE**

**KW COMMERCIAL | SUCCESS REALTY**

600 Hart Rd, Suite 105  
Barrington, IL 60010



Each Office Independently Owned and Operated

**PRESENTED BY:**

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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 AMERICAN WAY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16/sf to \$24/sf Modified Gross
<b>LEASE TERM:</b>	3 - 10 years
<b>AVAILABLE SF:</b>	Unit 1264 - 1,800 sf - \$24/sf Unit 1266 - 2,299 sf - \$16/sf Unit 1272/76 - 2,295 sf - \$24/sf Unit 1280 - 2,294 sf - \$24/sf
<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 four spaces available immediately: 1,800sf & 2,295sf medical offices, 2,294 sf end unit executive style offices, and 2,299 sf office/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

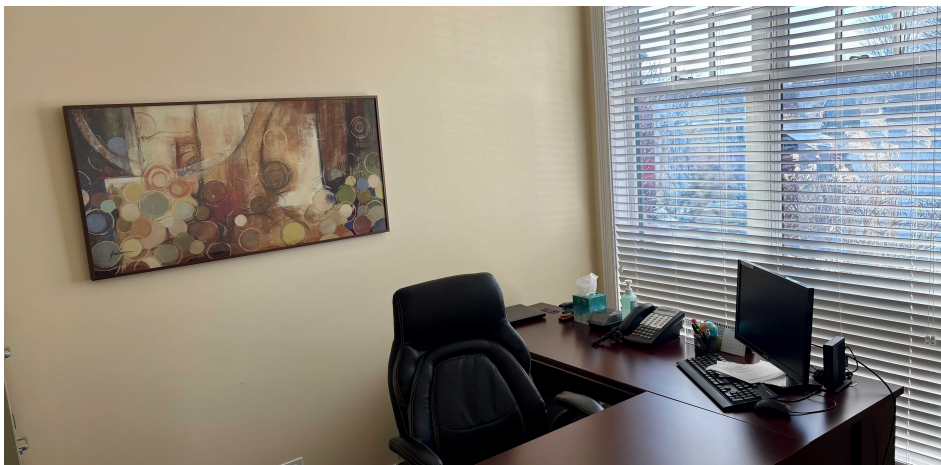
- Current tenants mix of medical, financial and professional services.
- Unit 1264 1,800sf Medical buildout 3 exam rms, 1 private office, 1 procedure room, lab & nurses station.
- Unit 1266 2,299sf Loft Space, window line natural light, exposed ceilings, open floor plan.
- Unit 1272/76 2,295sf, Full Medical buildout, reception area, 3 exam rooms, 3 offices, lab, nurses station, breakroom, 2 restrooms, and storage. (w/adjacent ±285sf currently bldg storage)
- Unit 1280 - 2,294sf Full Office buildout with 1st level reception, conf room, kitchen/breakroom, storage/office, 2nd level 4 executive offices.

UNIT 1264, 1,800SF MEDICAL BUILDOUT-3 EXAM, 1 PROCEDURE RM, OFFICE, LAB, NURSES STATION

1232 AMERICAN WAY



UNIT 1272/76, 2,295 SF, MEDICAL BUILDOUT, RECEPTION, 3 EXAM RMS, 3 PRIVATE OFFICES, LAB  
1232 AMERICAN WAY

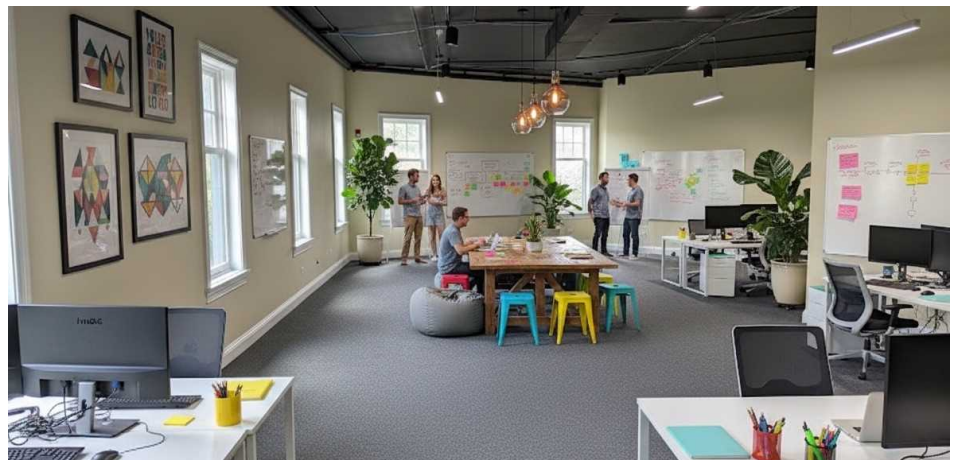


UNIT 1280-EXECUTIVE OFFICES-CONF ROOM, BREAK ROOM, 4 OFFICES & STORAGE/OFFICE RM  
1232 AMERICAN WAY



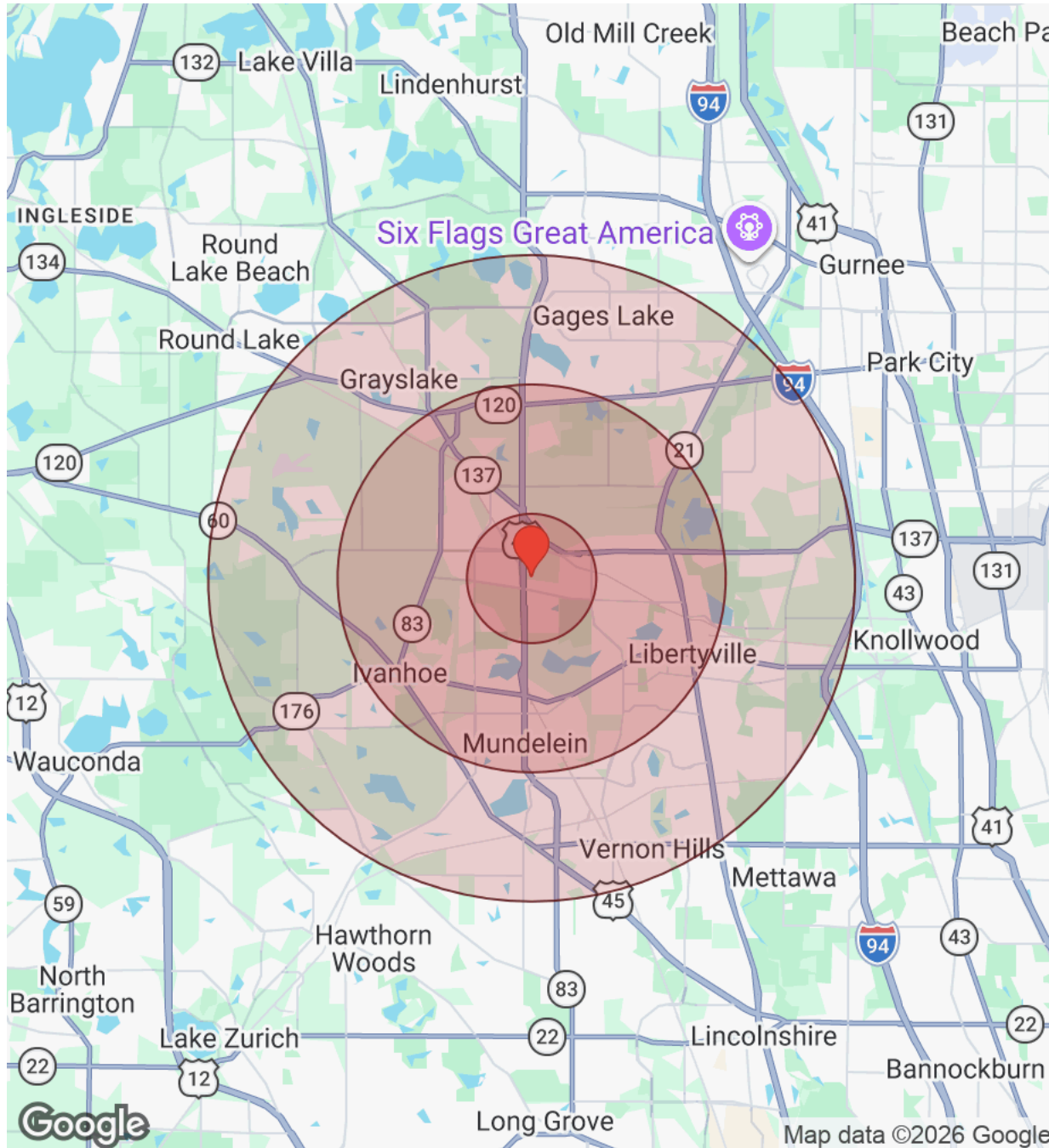
# UNIT 1266 2ND FLOOR VACANT LOFT SPACE & POTENTIAL USES (AI GENERATED)

1232 AMERICAN WAY



# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,265	22,826	64,054
Female	1,258	22,836	65,437
Total Population	2,523	45,663	129,491

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,756	28,827	80,129
Black	24	1,292	4,960
Am In/AK Nat	N/A	14	65
Hawaiian	1	9	26
Hispanic	322	10,425	26,041
Asian	356	4,219	15,837
Multiracial	60	831	2,331
Other	5	46	104

Housing	1 Mile	3 Miles	5 Miles
Total Units	878	17,644	51,607
Occupied	856	17,032	49,797
Owner Occupied	798	13,058	37,898
Renter Occupied	58	3,974	11,899
Vacant	22	613	1,810

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	456	7,964	22,695
Ages 15 - 24	312	5,812	16,028
Ages 25 - 54	876	16,850	48,294
Ages 55 - 64	426	6,419	18,053
Ages 65+	454	8,617	24,420

Income	1 Mile	3 Miles	5 Miles
Median	\$176,214	\$129,121	\$124,405
Under \$15k	5	664	2,465
\$15k - \$25k	N/A	453	1,504
\$25k - \$35k	2	775	2,097
\$35k - \$50k	42	611	2,722
\$50k - \$75k	68	1,645	5,536
\$75k - \$100k	113	1,957	5,261
\$100k - \$150k	152	3,857	9,877
\$150k - \$200k	89	2,003	5,960
Over \$200k	386	5,066	14,375

## DISCLAIMER

1232 AMERICAN WAY



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