

Medical/Office Suites 1232-1280 American Way Libertyville, IL

FOR LEASE

First Floor – 1,700 sf. \$24/psf. MG

Second Floor – 2,300 sf. \$22/psf. MG

Leases signed by January 31, 2023
receive extra incentives



Ron Roberti – Broker
847-651-0656
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Mark Brodson – Designated Managing Broker
773-251-3666
Mark@resourcecommercial.net

Space Features

- Beautifully Maintained Professional Medical/Office Building
- High-end Finishes and Build-outs
- In Suite Washrooms
- Plentiful Surface Parking
- Landlord Offering Generous Tenant Improvement Incentives
- Two Suites Available:
 - 1,700 SF.
 - 2,300 SF.



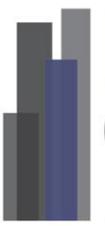
Suite 1260



Suite 1264 A



1232-1280 American Way, Libertyville, IL 60048

 **RESOURCE**
COMMERCIAL
ADVISORS

Location Highlights

- Great Location with Strong Libertyville Demographics
- Easy Access to Routes 21 / 137 / 176
- Close to Lake County Fairgrounds, Canlan Sports Facility, Independence Grove
- Just East of Route 45
- Sits on over 3.75 acres
- Tranquil Views of Area Wetlands



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Anchor Tenants

- Winchester Medical Group
- Dr. Thomas McGowan
- Associates of Nephrology
- Dr. Kelly Behrends
- Hime and Kabot, Ltd. Oral Surgery
- Landhaus Builders and Developers
- Edward Jones



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Disclaimer

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Agency Disclosure

Ron Roberti ("Licensee") and Mark Brodson ("Licensee") of Resource Commercial Advisors is acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner//Lessor.



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