

**FOR LEASE:**

## 2,135 Sq. Ft. Commercial / Office Space

617 E. Park Avenue ▪ Libertyville ▪ IL 60048



Contact:

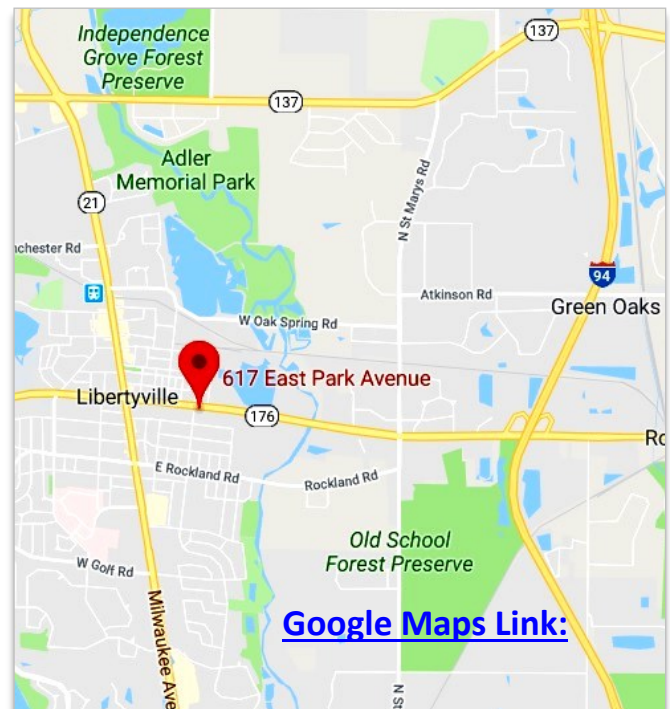
[Doug Reed](#)

847-682-5274 (Cell)

[jcf.doug@sbcglobal.net](mailto:jcf.doug@sbcglobal.net)

### PROPERTY HIGHLIGHTS:

<b>BUILDING SIZE:</b>	2,135 Sq. Ft.
<b>BUILDING TYPE:</b>	Office
<b>ZONING:</b>	C-3 Commercial
<b>CONSTRUCTION:</b>	Block & Brick
<b>LOT SIZE:</b>	100' x 54'
<b>CEILING HEIGHT:</b>	9'
<b>POWER:</b>	200 Amps
<b>HVAC:</b>	Yes
<b>LOADING:</b>	Garage Door adjacent to Storage Area
<b>PARKING:</b>	7 to 9
<b>SPRINKLERED:</b>	No
<b>BASE RENT:</b>	\$2,500/Mo. Gross (\$14.05/Sq. Ft.)
<b>AVAILABILITY:</b>	Immediate



**Directions:** Route 21 (Milwaukee Ave.) to Route 176, east to building number (0.4 miles) just east of 4th St. light on south side of street. Building is set to the back of property behind Lake Shore Stair Co.

**Comments:** Unique freestanding office building, custom woodworking throughout the office, reception area, some built-in workstations, private offices, lunch room, nice wood floors and ceramic stone floors, 12' x 15' storage area with garage door access. Close to I-94 and downtown Libertyville.

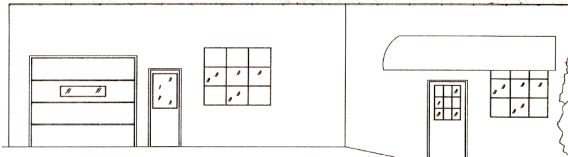
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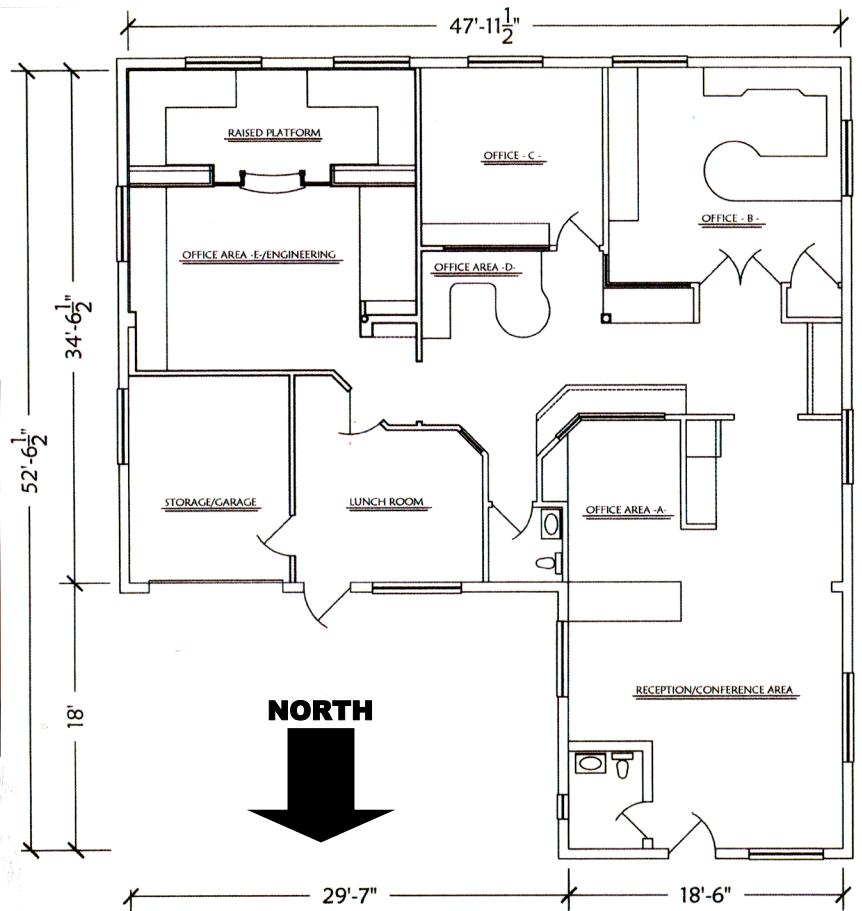
131 West Park Avenue • Libertyville • IL • 60048  
[www.jcforneyrealty.com](http://www.jcforneyrealty.com)  
Office: (847) 362-2000

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North Elevation Wall / (Entrance)



Entrance ↑



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