

## FOR SALE OR LEASE:

## 2,240 Sq. Ft. Office Suite

732 W. Florsheim Drive ▪ Suite 12 ▪ Libertyville ▪ IL 60048



### PROPERTY HIGHLIGHTS:

**AVAILABLE SPACE:** 2,240 Sq. Ft.  
**PIN: SUITE 12:** 11-28-403-083  
**BUILDING TYPE:** Professional Office Complex  
**CONSTRUCTION:** Brick & Block, Cedar Shake Roof  
**LOT SIZE:** Common  
**OFFICE AREA:** All Office  
**CEILING HEIGHT:** 9' Varies  
**POWER:** 200 Amps / 240 Volts  
**HVAC:** Gas Forced Air  
**PARKING:** Excellent - Common Parking Lots  
**SPRINKLERED:** Fully Wet System  
**SALE PRICE:** \$359,000.00  
**TAXES:** \$4.10 Sq. Ft.  
**CAM:** \$4.15 Sq. Ft.  
**LEASE RATE:** \$19.00 Sq. Ft., Modified Gross  
\$3,546/Month

**COMMENTS:** Very nicely finished upscale professional office suite. Centrally located near post office, residential area, offices and shopping.

Custom built out offices, high efficiency upgraded heating and cooling, custom doors & trim, parking close to office, network cabling. 4 private offices, large reception area, conference room, galley kitchen, open office area, bonus basement storage area. Priced to sell.



### Google Maps Link:

**DIRECTIONS:** Route 21 south of Route 176 to Artaius Parkway (stoplight), east on Artaius Pkwy. to entrance of Florsheim Professional Center, north to building #732.

**Contact: Ken Eichelberger @ 847-533-7144 (Cell) / [jcf.ike@sbcglobal.net](mailto:jcf.ike@sbcglobal.net)**

**JC FORNEY INC**

REALTY

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Commercial Real Estate Specialists

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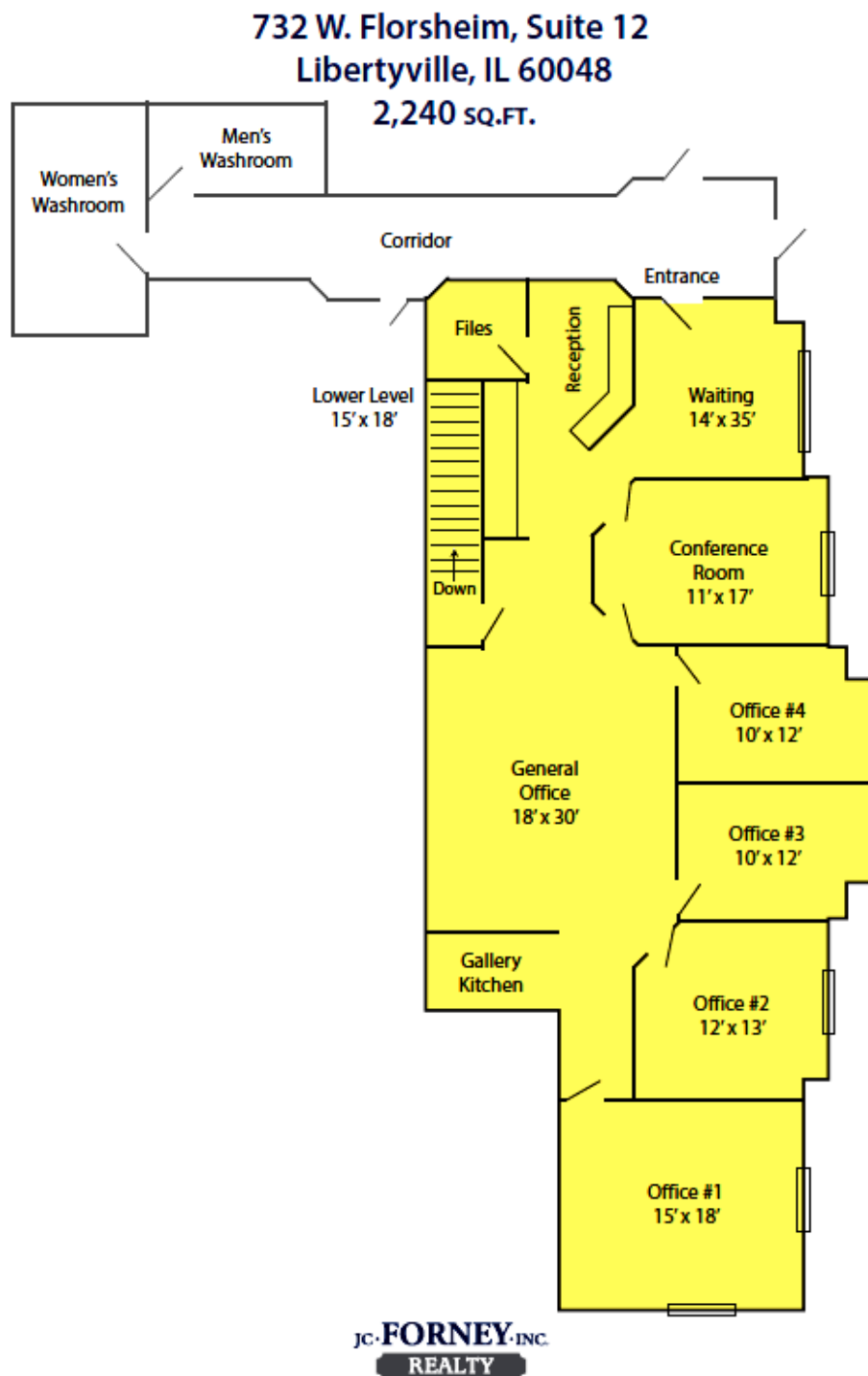
[www.jcforneyrealty.com](http://www.jcforneyrealty.com)

Office: (847) 362-2000

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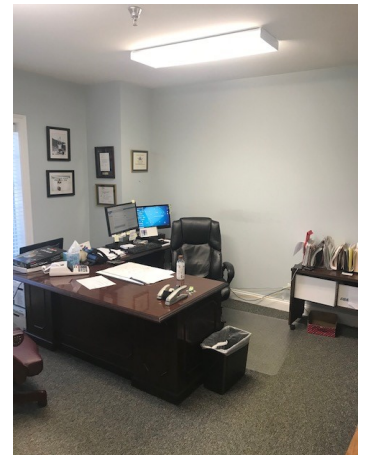
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