

755 SOUTH MILWAUKEE

Libertyville, IL



The interior architecture of 755 S. Milwaukee encompasses clean geometry and motifs while maintaining a versatile design.

Upgraded finishes meeting high standards of performance are a reflection of the building's commitment to care.

755 S. Milwaukee's location on the Advocate Condell Medical Center campus within the Libertyville community, offers tenants and their patients access to a wide variety of healthcare specialties.

In addition, Condell Medical Center is accredited by DNV Healthcare as a Primary Stroke Center. The hospital also features an emergency department approved for pediatrics backed by the resources of Advocate Children's Hospital.

PROPERTY INFORMATION:

Building Type: **Office**

Year Built/Renovated: **1979/2019**

Building Height: **2 Stories**

Building Size: **47,401 SF**

Building Class: **B**

Typical Floor Size: **23,701 SF**

Parking: **Surface Parking Available**



755 SOUTH MILWAUKEE

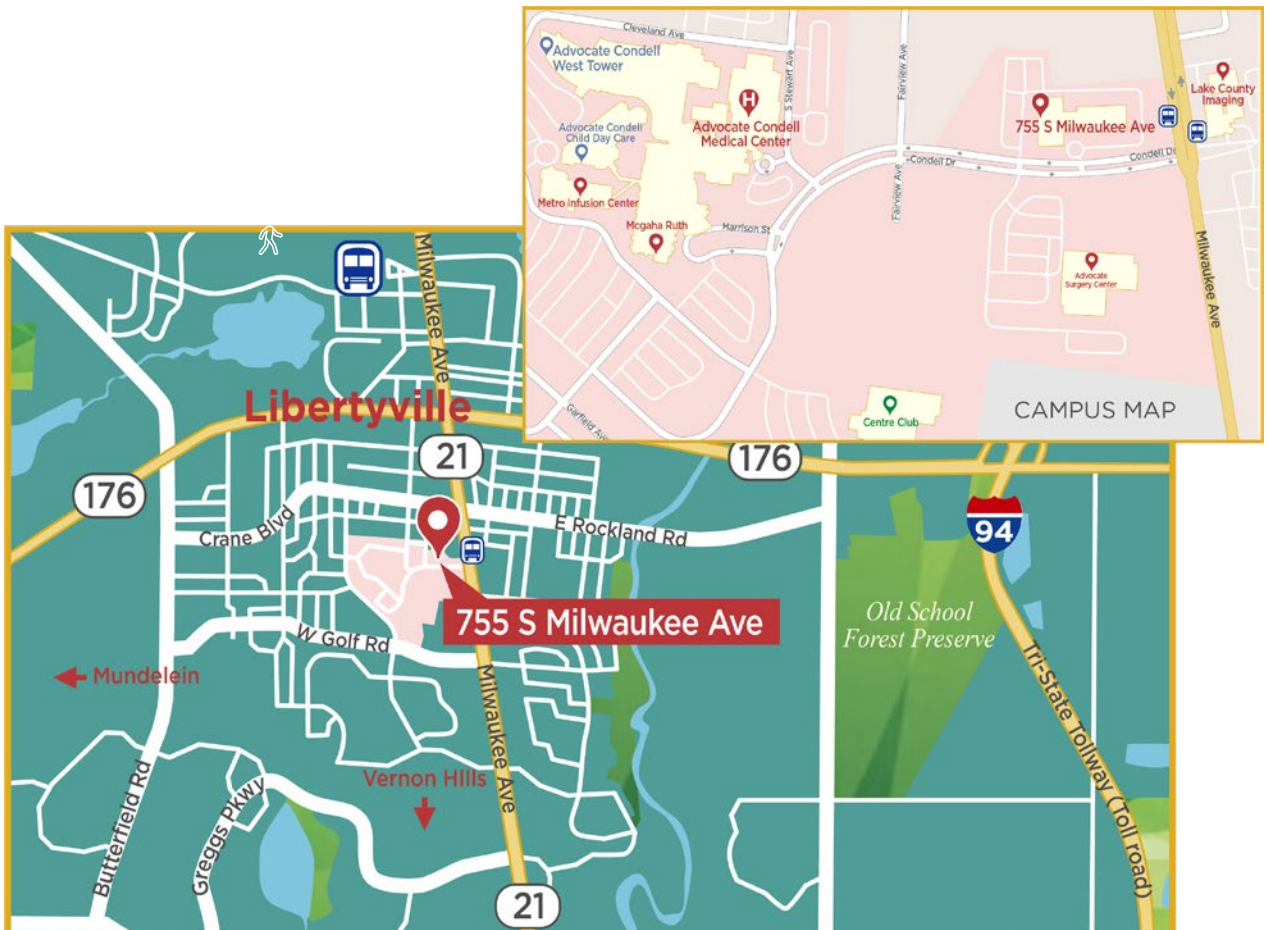
Libertyville, IL

In addition to being on campus of Condell Medical Center, the largest healthcare provider and only Level I trauma center in Lake County, IL., 755 South Milwaukee's central location is amidst one of the state's best neighborhoods to live, and its commuter-friendly status makes it ideal for physicians and their patients.



TRANSPORTATION

 COMMUTER		
Interstate 176	2 min drive	0.7 mi
Libertyville Metrarail Station	4 min drive	1.3 mi
Bus 574 (Near Main Entrance)	1 min walk	430 ft
 AIRPORT		
O'Hare International Airport	28 min drive	24 mi



DEMOGRAPHICS

755 SOUTH MILWAUKEE



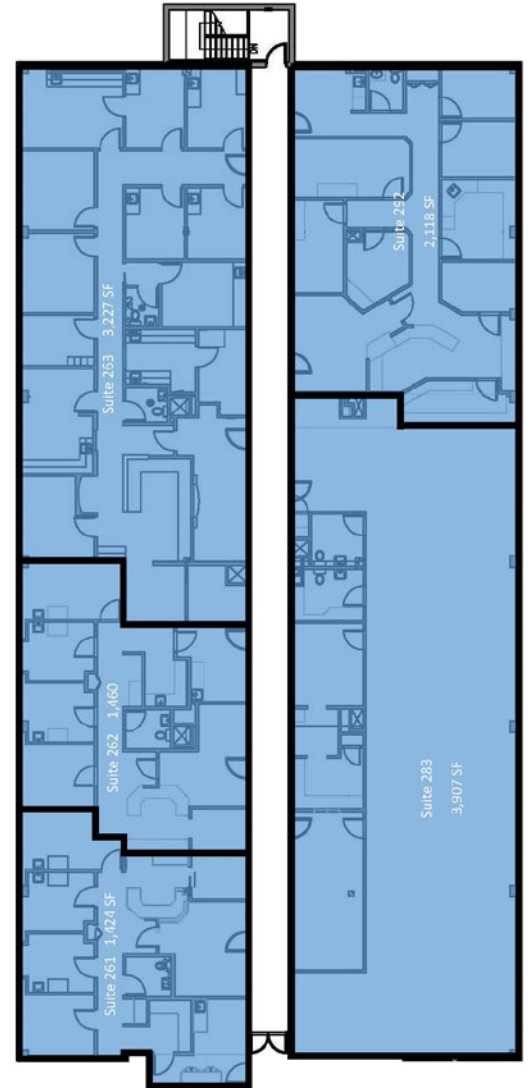
POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2020 Total Population	11,798	109,774
2025 Total Population	11,757	109,446
Population Growth 2020-2025	-0.35%	-0.56%
Average Age	32.40	35.60
HOUSEHOLDS	1 Mile	5 Mile
2020 Total Households	4,535	39,413
2025 Total Households	4,520	39,284
Households Growth 2020-2025	-0.33%	-0.33%
Average Household Size	2.60	2.70
Median Home Value	\$421,419	\$360,274
Median Year Built	1972	1982

AVAILABLE SPACE

1,400 - 12,000 SF OFFICE SPACE

- Located on Advocate Condell Medical Center
- Existing medical conditions including move-in ready
- Recently redeveloped with new entry and lobby. Class A finishes and system
- Efficient floor plate
- Competitive leasing package including construction incentives
- Easy ingress and egress
- Commuter-friendly location
- Balanced mix of healthcare specialties



FLOOR PLAN

 Vacant Suites



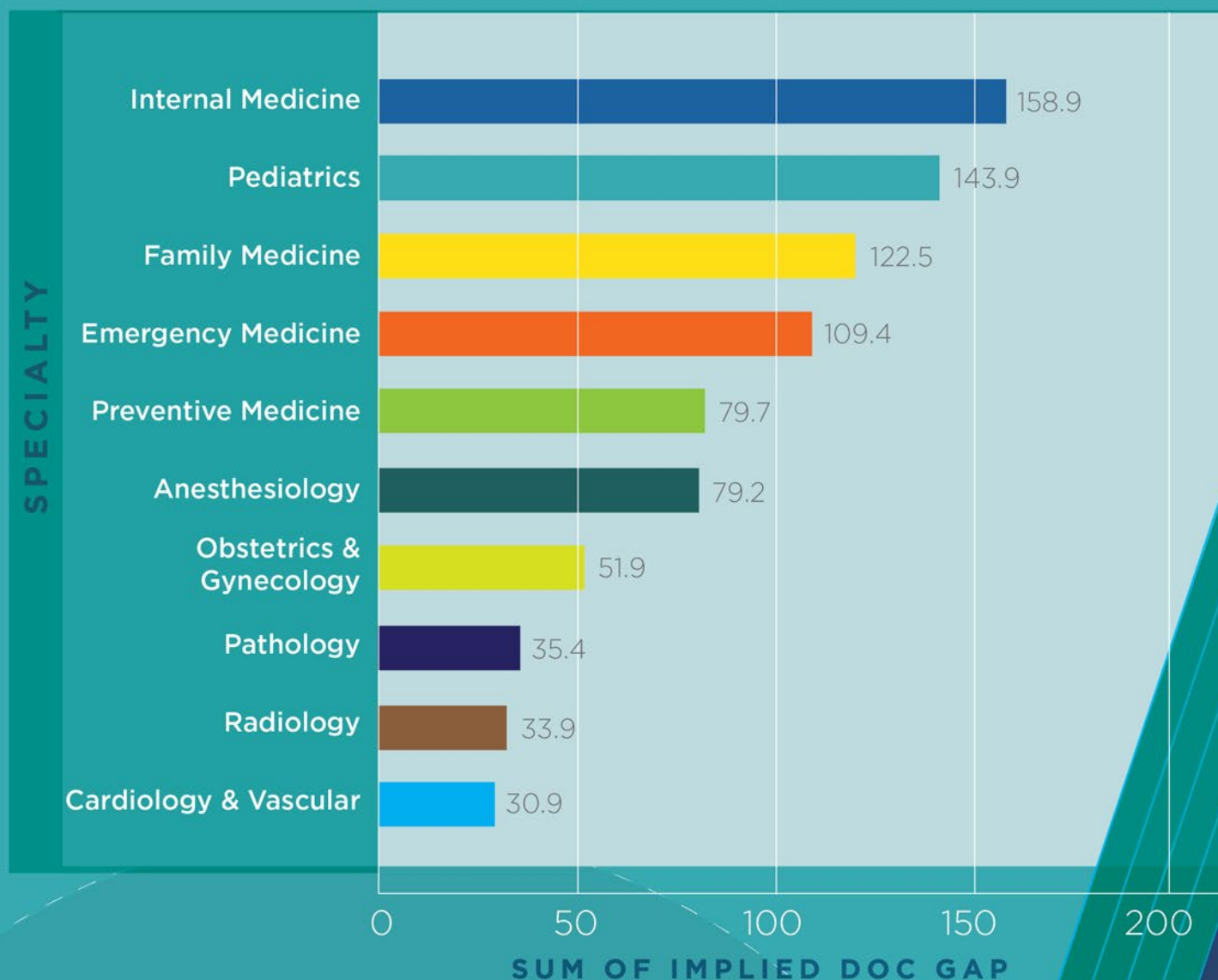
For Leasing Information

Contact Regional Leasing Director
Brian Lauck at (630) 324-6953
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Top 10 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 2,041,154

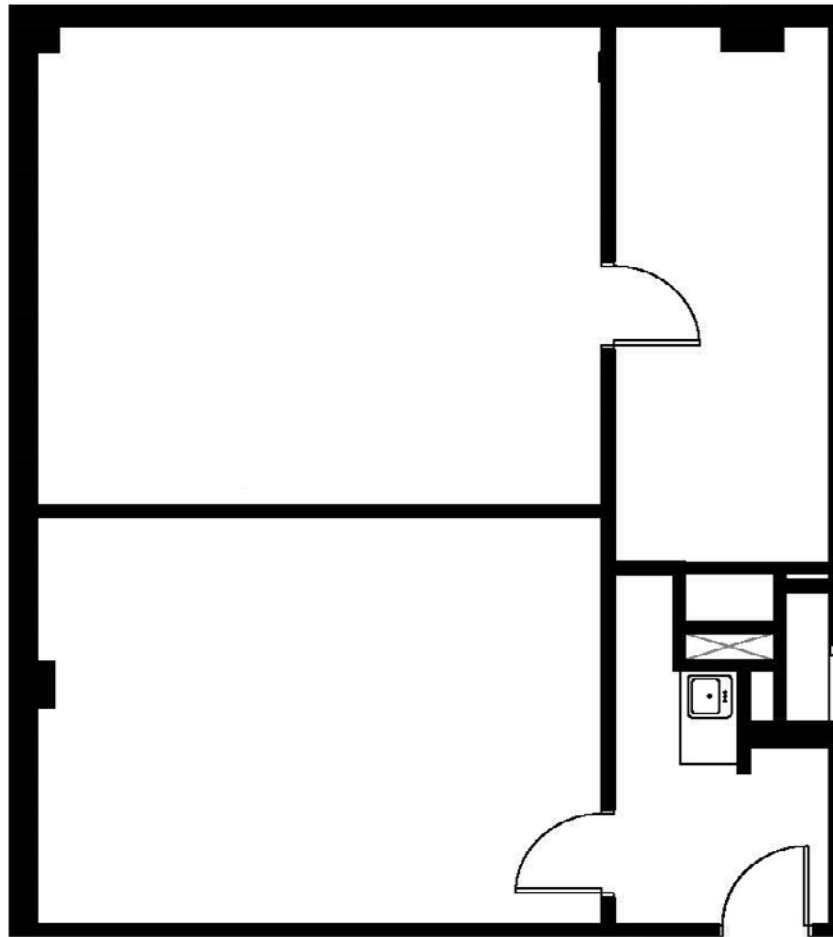


This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

Data provided by Revistamed.com

SUITE PLAN

SUITE 140
1,000 SF

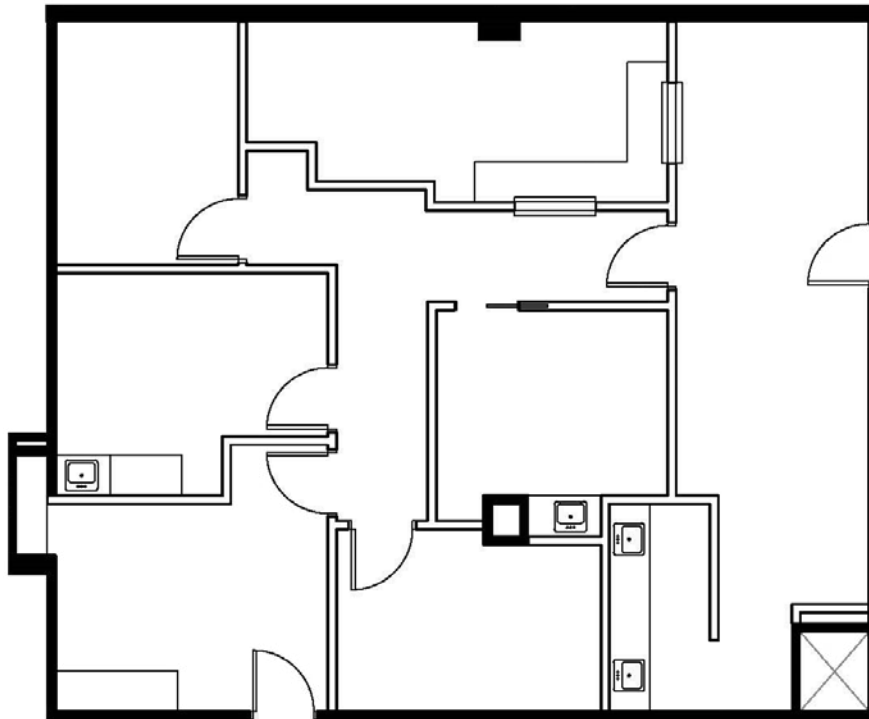


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SUITE PLAN

SUITE 150
1,634 SF

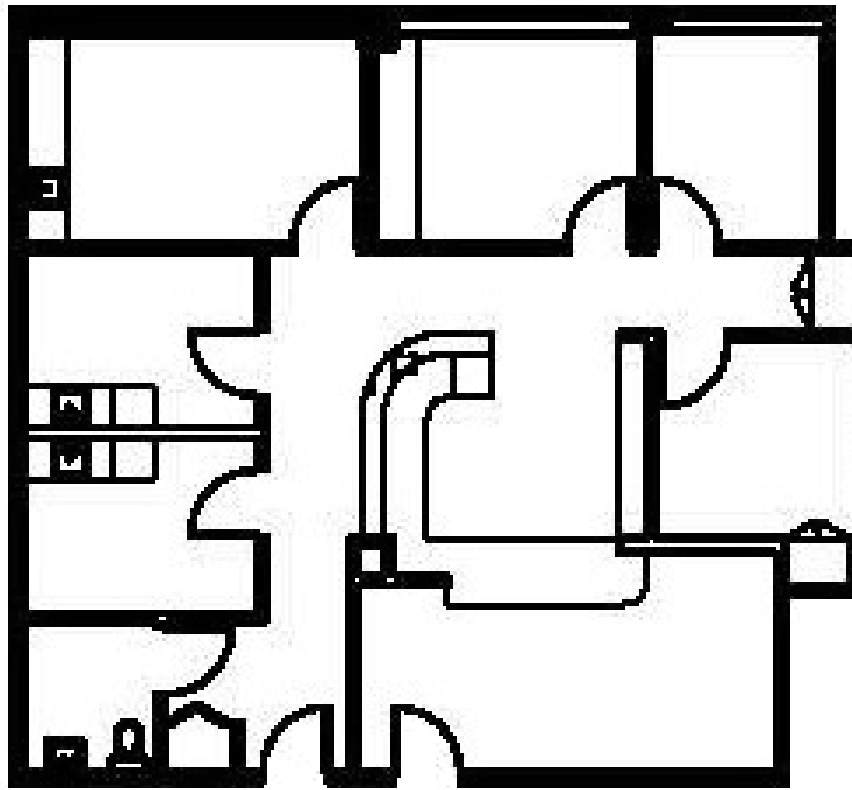


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SUITE PLAN

SUITE 164
1,494 SF

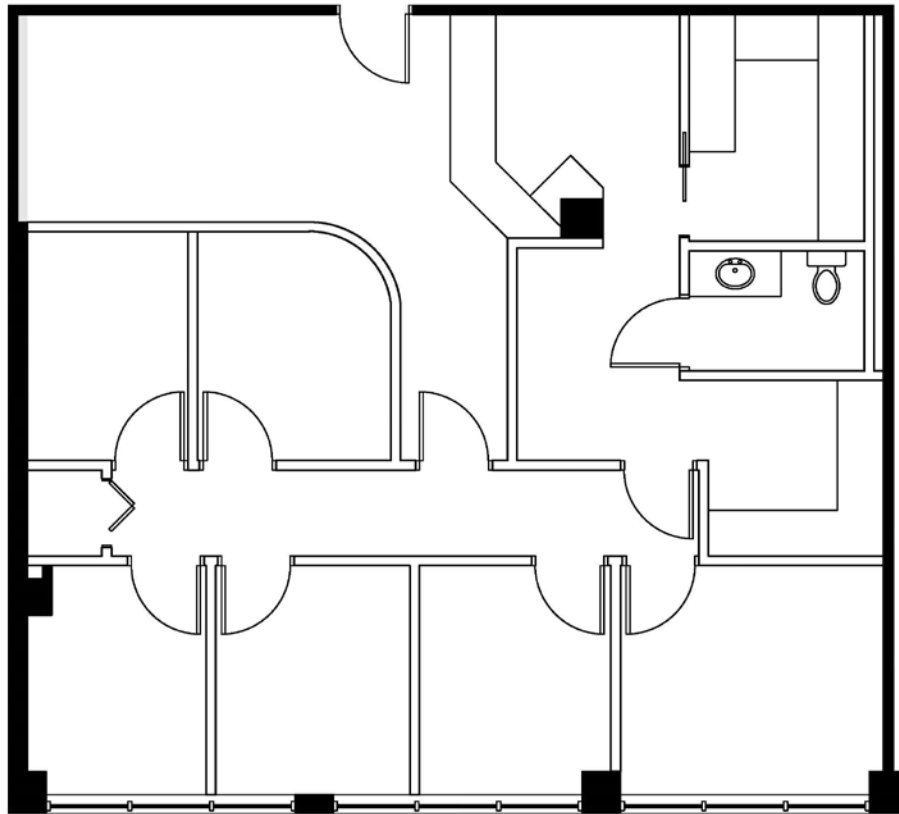


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SUITE PLAN

SUITE 181
1,521 SF

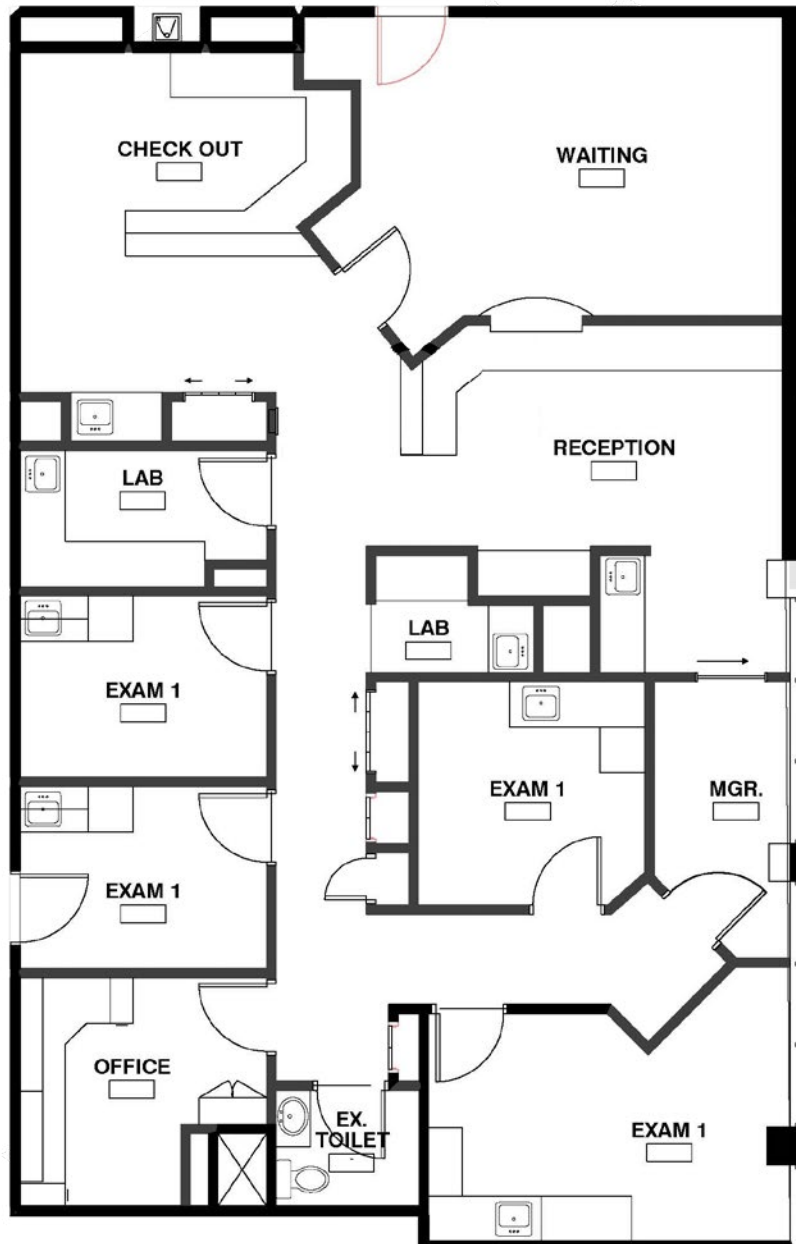


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SUITE PLAN

SUITE 225
2,326 SF

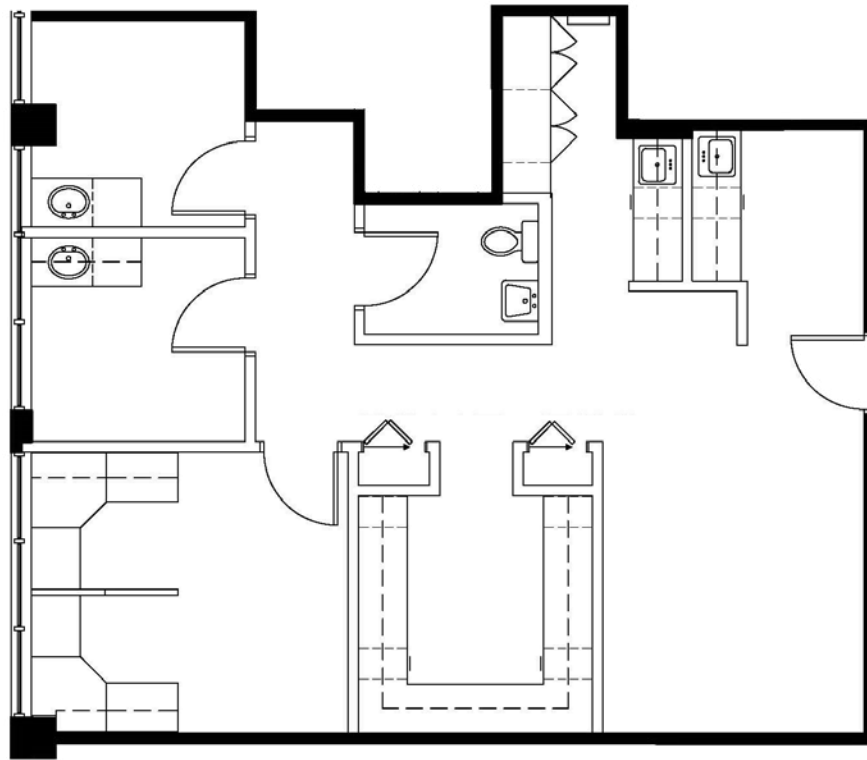


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SUITE PLAN

SUITE 230
1,059 SF

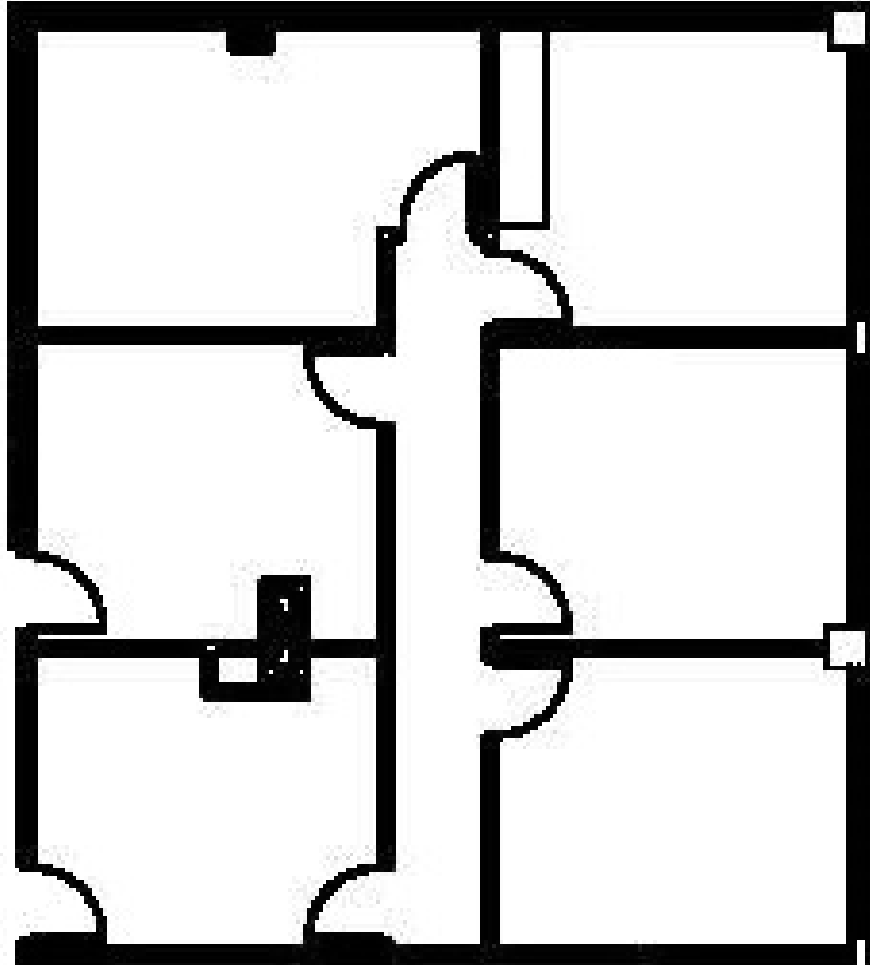


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SUITE PLAN

SUITE 245
1,495 SF

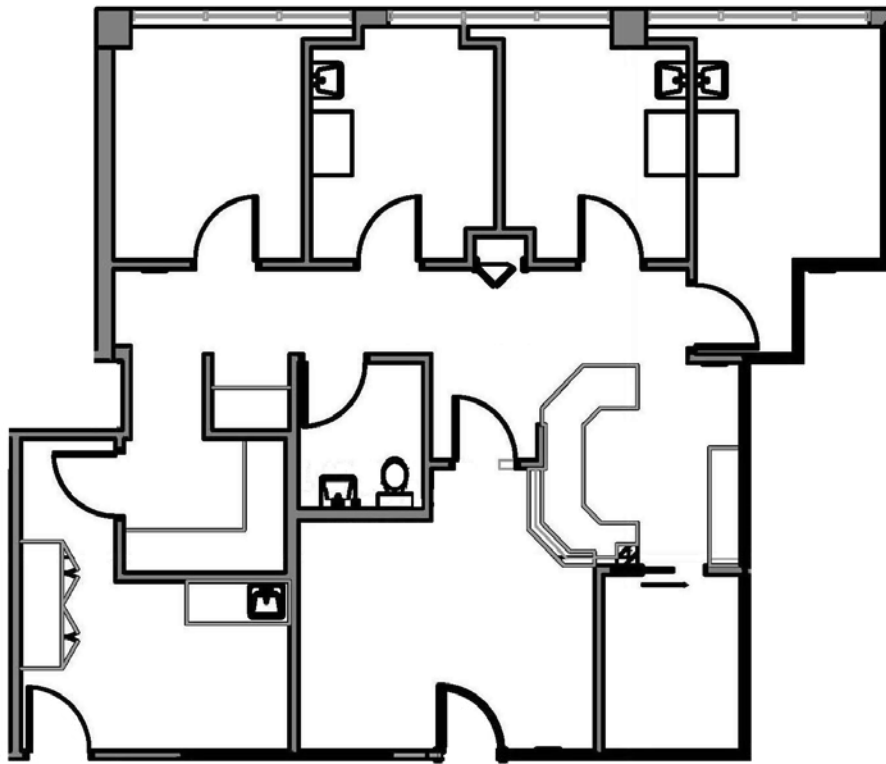


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SUITE PLAN

SUITE 261
1,424 SF

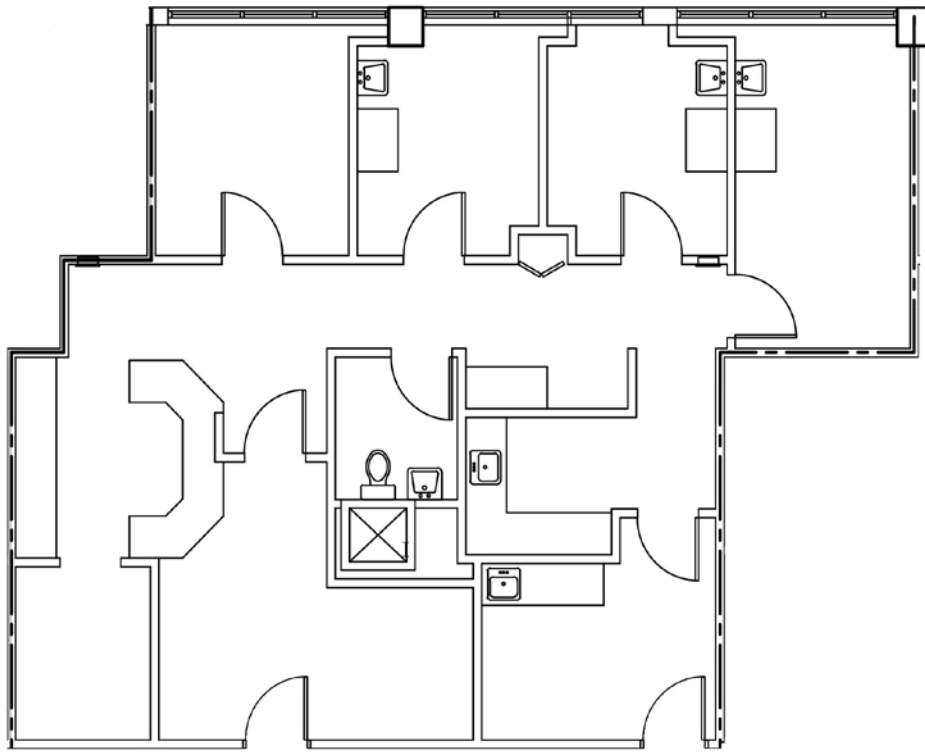


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SUITE PLAN

SUITE 262
1,460 SF

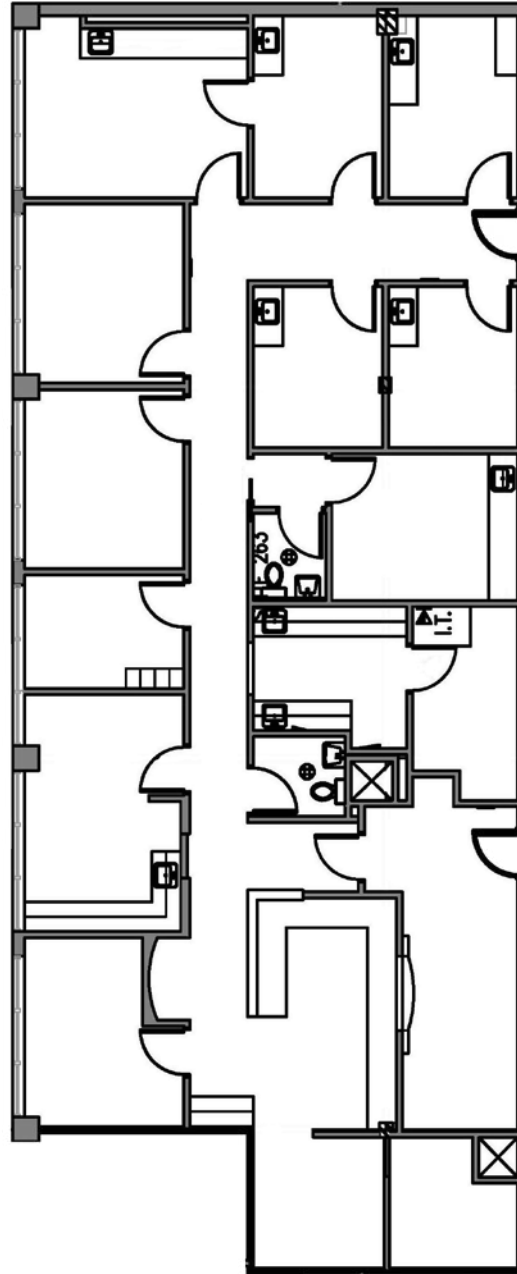


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SUITE PLAN

SUITE 263
3,227 SF

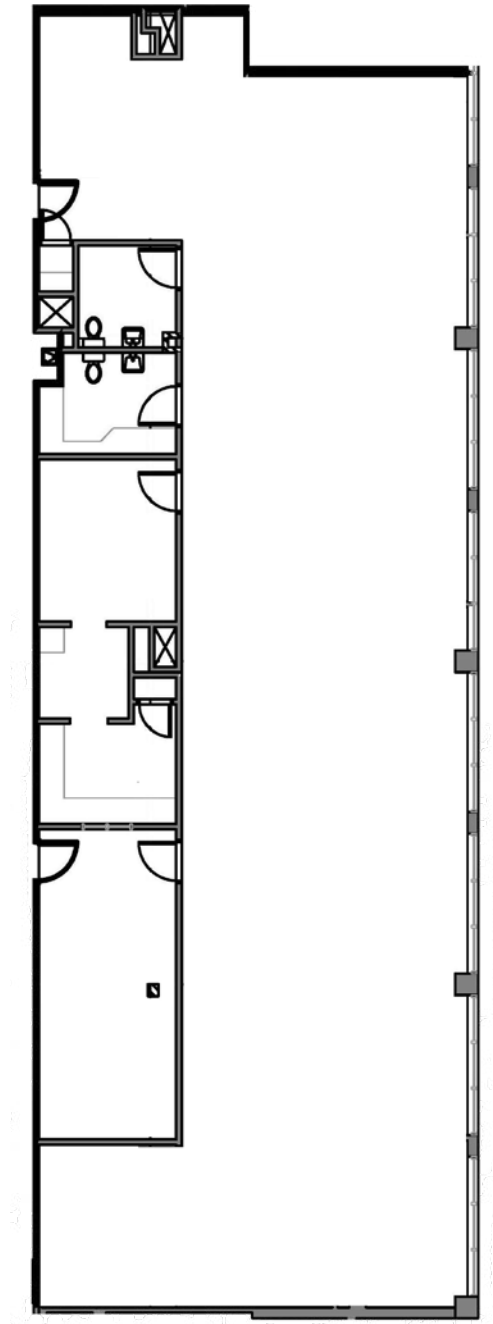


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SUITE PLAN

SUITE 283
3,907 SF

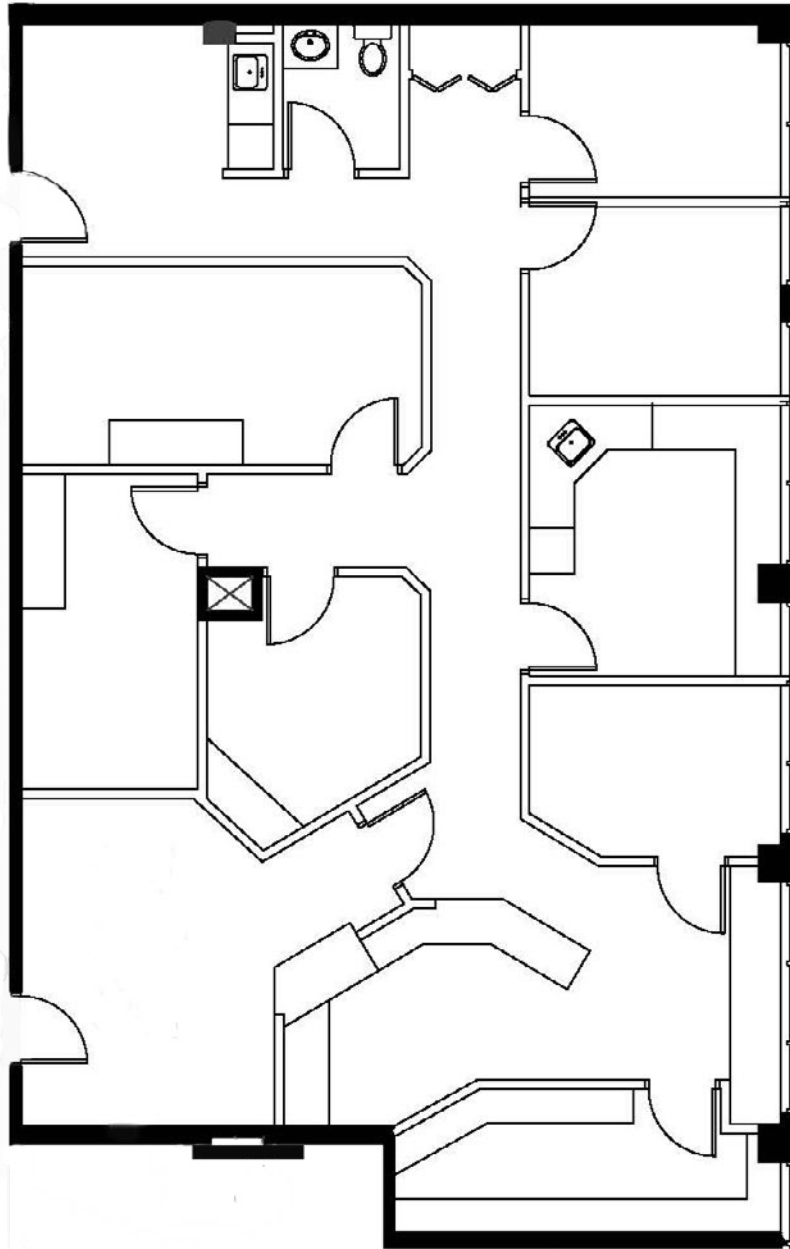


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SUITE PLAN

SUITE 292
2,118 SF



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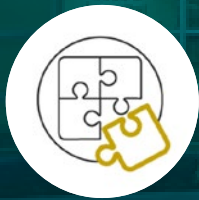
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

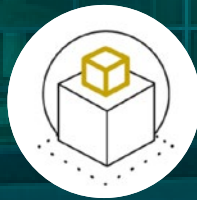
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

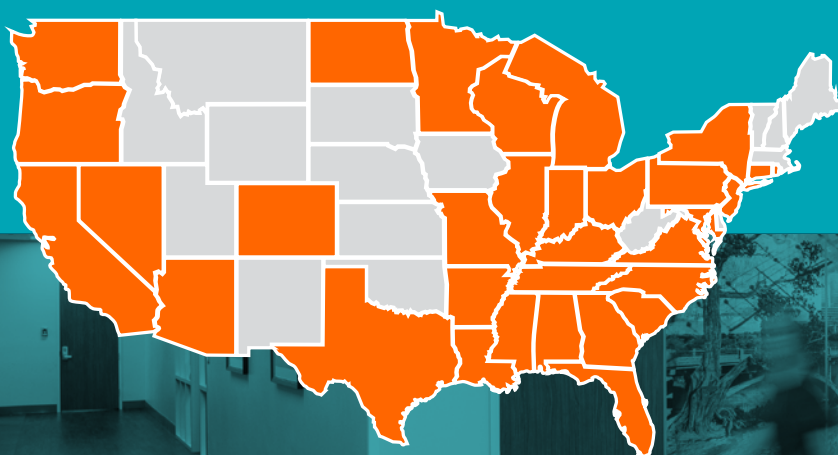
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

	KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION	
	TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S	
ESG ACHIEVEMENTS		
		
	CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR	

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



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