

## Suite 130 10,502 Sq. Ft. 333 KNIGHTSBRIDGE PARKWAY Lincolnshire Corporate Center

Extensive Glass Entry Fronts Newly Designed First Floor Lobby

### **HIGHLIGHTS:**

- Prominent location at the Northwest Corner of Milwaukee Ave and Knightsbridge Parkway
- Two-story atrium lobby with newly renovated common areas
- Two individual HVAC units per floor to accommodate efficient after hours operations
- Dedicated freight elevator and loading docks
- Miles of walking/jogging paths
- Directly adjacent to Marriott Spring Hill Suites and Walker Brothers
- Easy access via walking paths to other Lincolnshire Corporate Center hotels, restaurants and daycare center
- Enjoy Cheesecake Factory, Lincolnshire Commons restaurants and shopping
- Directly across Milwaukee Avenue from Marriott Lincolnshire Resort
- Minutes to new Lifetime Fitness in The Corporate Woods
- Walk to public transit connections

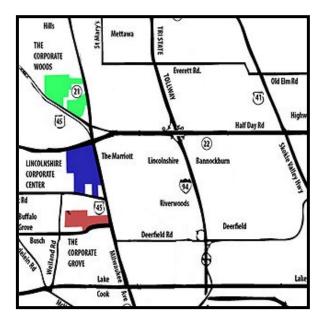
### TERMS:

Base Rent:	Negotiable
Operating & Real Estate	
Tax Expenses:	\$10.05 (2024 Est.)
Escalation:	\$.50 /Sq. Ft. /Year
Possession:	Immediate

### **Exclusive Leasing and Management Agents**

# VAN VLISSINGEN AND CO.

One Overlook Point Lincolnshire Corporate Center Lincolnshire, Illinois 60069 **847.634.2300** 

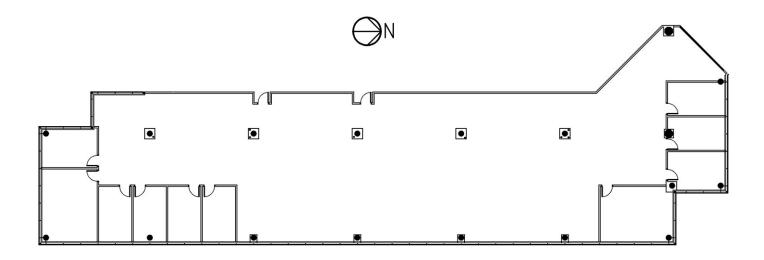


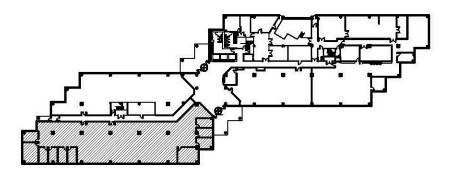
Chuck Lamphere, President crl@vvco.com Nick Panarese, Executive VP, SIOR ndp@vvco.com

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