



## Suite 300

**37,386 Sq. Ft.**

**333 KNIGHTSBRIDGE PARKWAY**

Lincolnshire Corporate Center

**Full Floor – Great Views –**

**Potential for 16 Corner Offices per Floor**

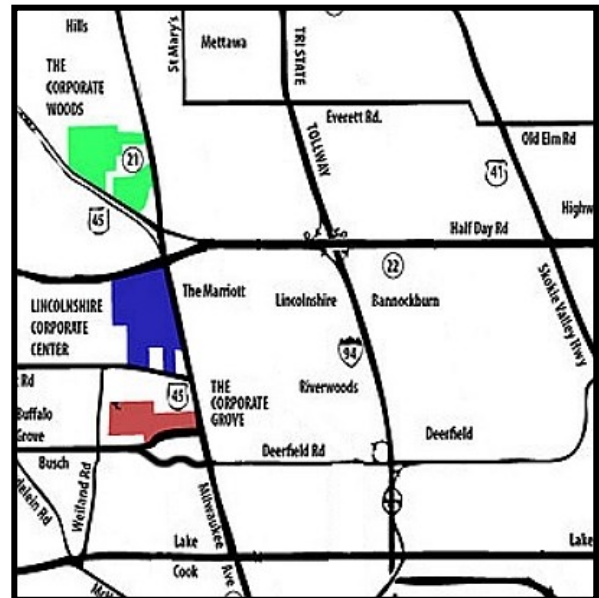
**Divisible from 15,000 sq. ft. and Can be Combined for a Maximum Contiguous of 74,728 sq. ft.**

### 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@vcco.com](mailto:crl@vcco.com)

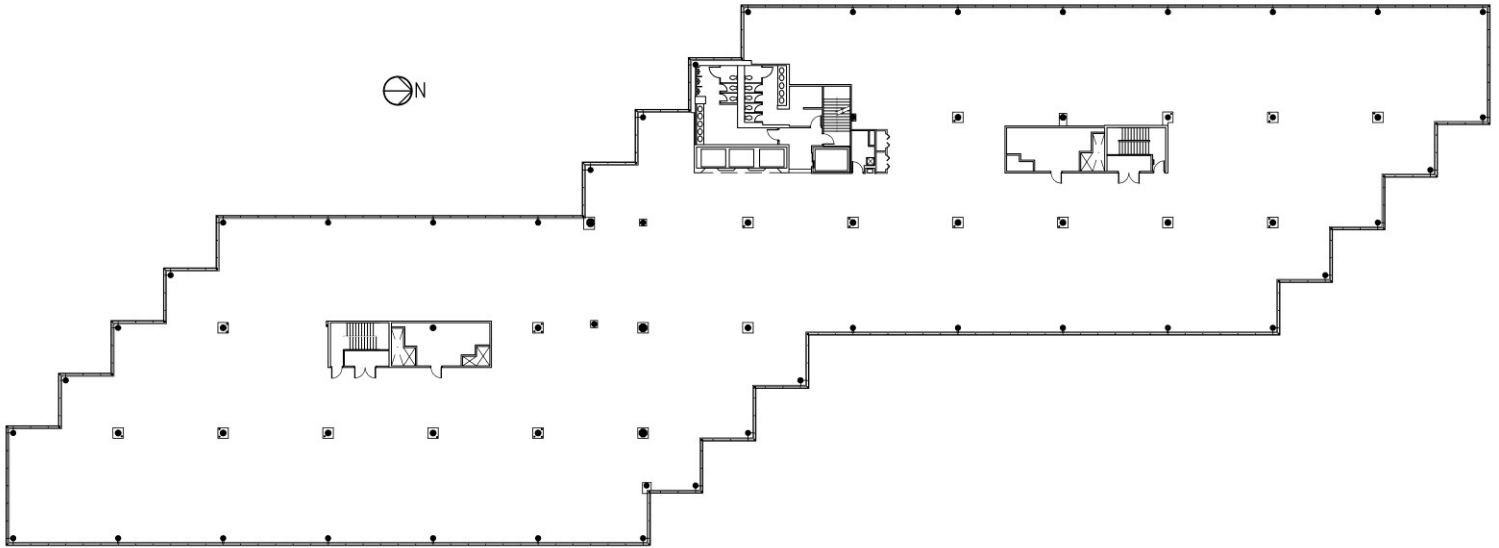
**Nick Panarese, Executive VP, SIOR**  
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