



## 455 KNIGHTSBRIDGE PARKWAY

Lincolnshire Corporate Center

### SIZE:

Building: 115,489 Sq. Ft.

Height: 5 Stories

Site: 9.4 Acres

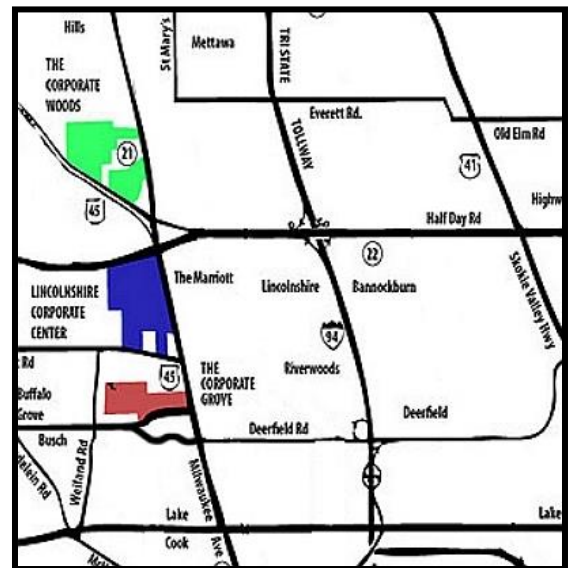
### Five-Story Free-Standing Headquarter Building

#### HIGHLIGHTS:

- Heavy parking ratio of 5.5 per 1,000
- Full kitchen and cafeteria
- Dual power supply with ATO switch insures consistent power supply
- 355kW generator for data room / life safety back-up
- Adjacent hotel and daycare
- Walk to public transit connections
- Highly visible corner site
- Minutes from Lifetime Fitness
- Responsive on-site management & engineering team
- Prestigious Lincolnshire Corporate Center location
- Lower Lake County taxes

#### TERMS:

Base Rent: Negotiable  
Operating & Real Estate  
Tax Expenses: \$10.05 (2022 Est.)  
Escalation: \$0.50 / sq. ft. / yr.  
Possession: Immediate



### Exclusive Leasing and Management Agents



#### VAN VLISSINGEN AND CO.

One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069

**847.634.2300**

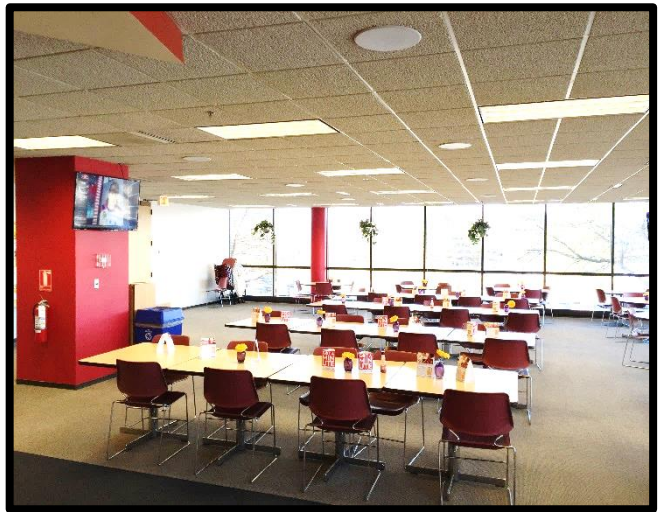
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Lincolnshire Corporate Center  
Lincolnshire, Illinois



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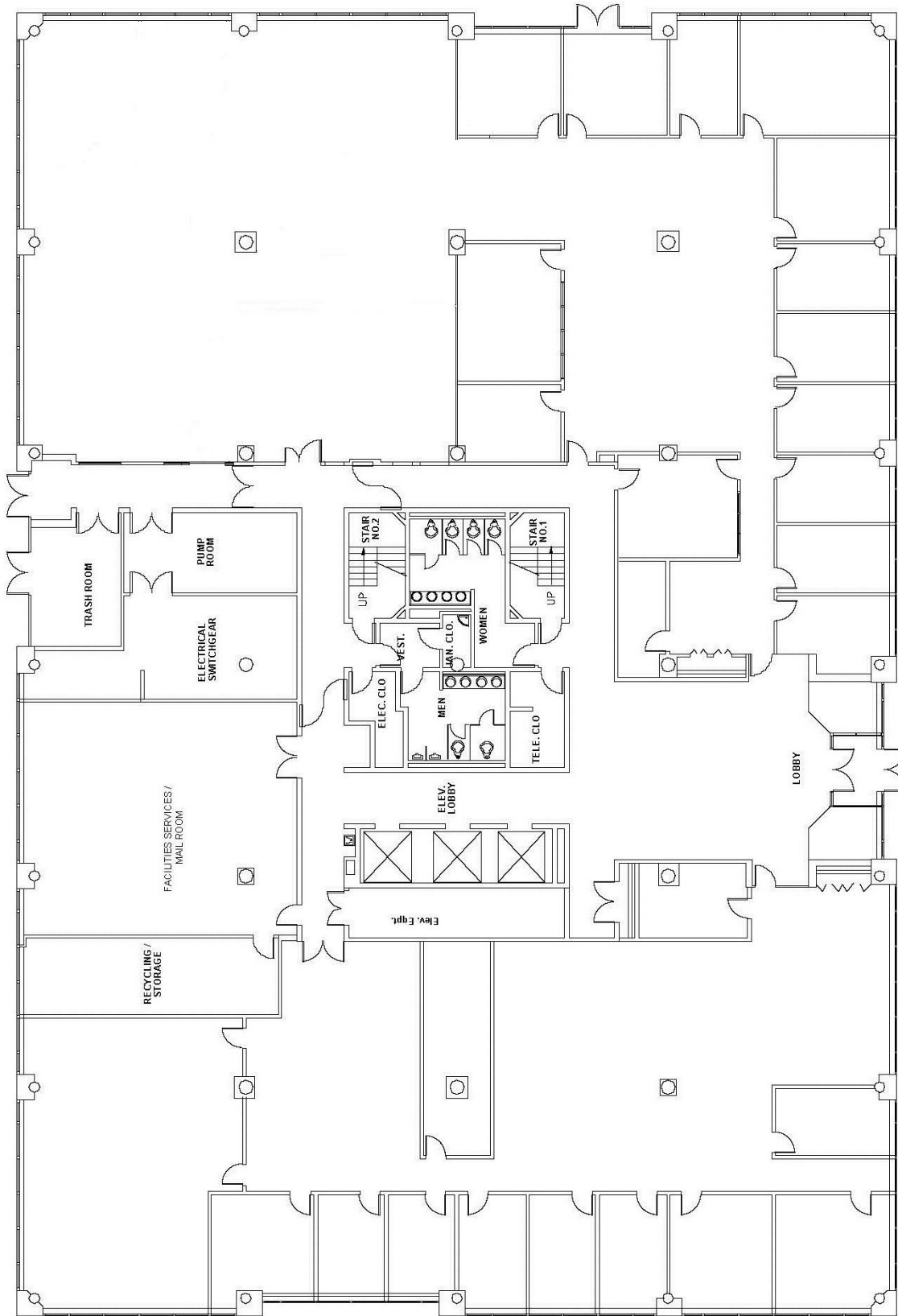
**847.634.2300**

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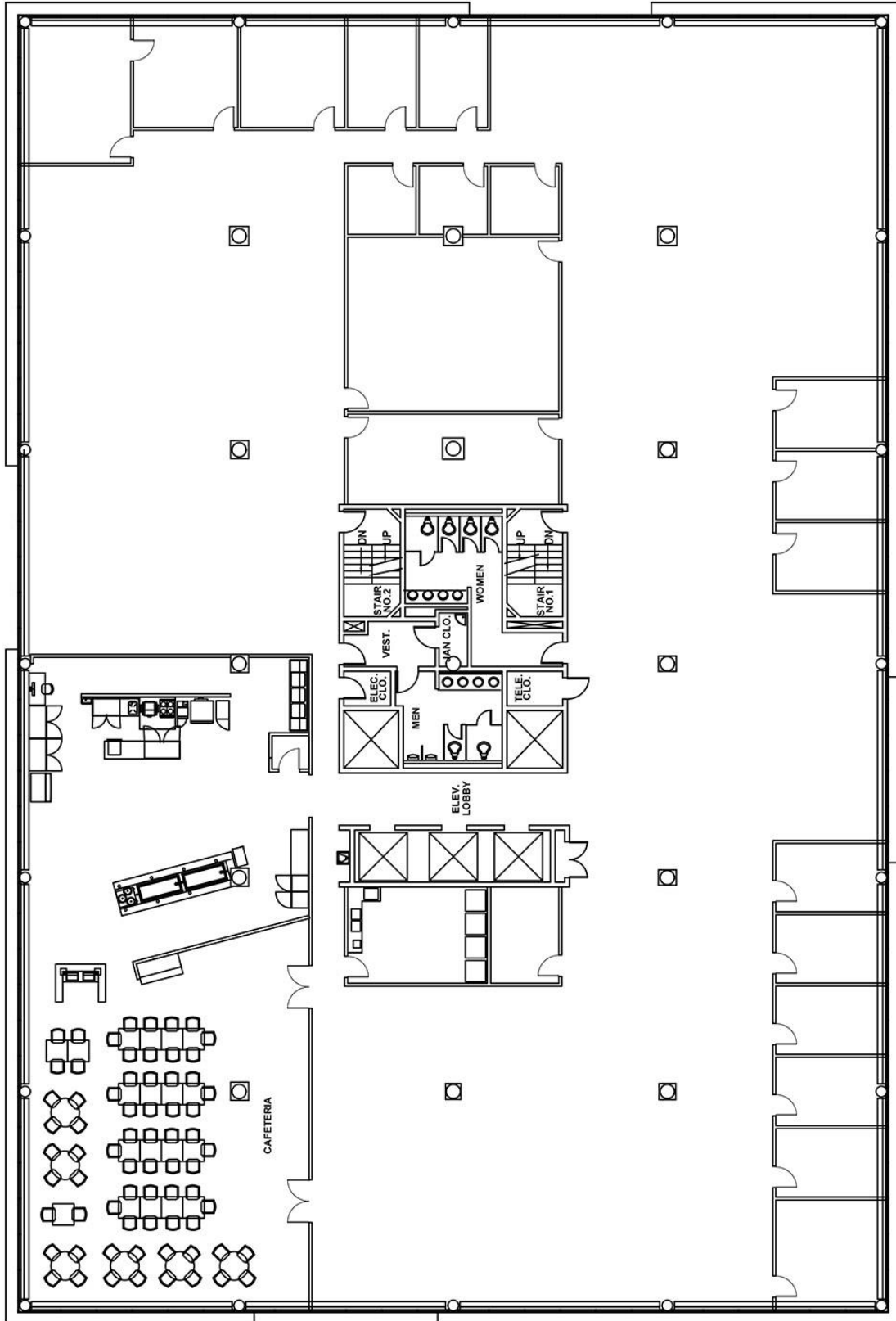
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455 KNIGHTSBRIDGE PARKWAY  
LINCOLNSHIRE, IL  
FIRST FLOOR PLAN



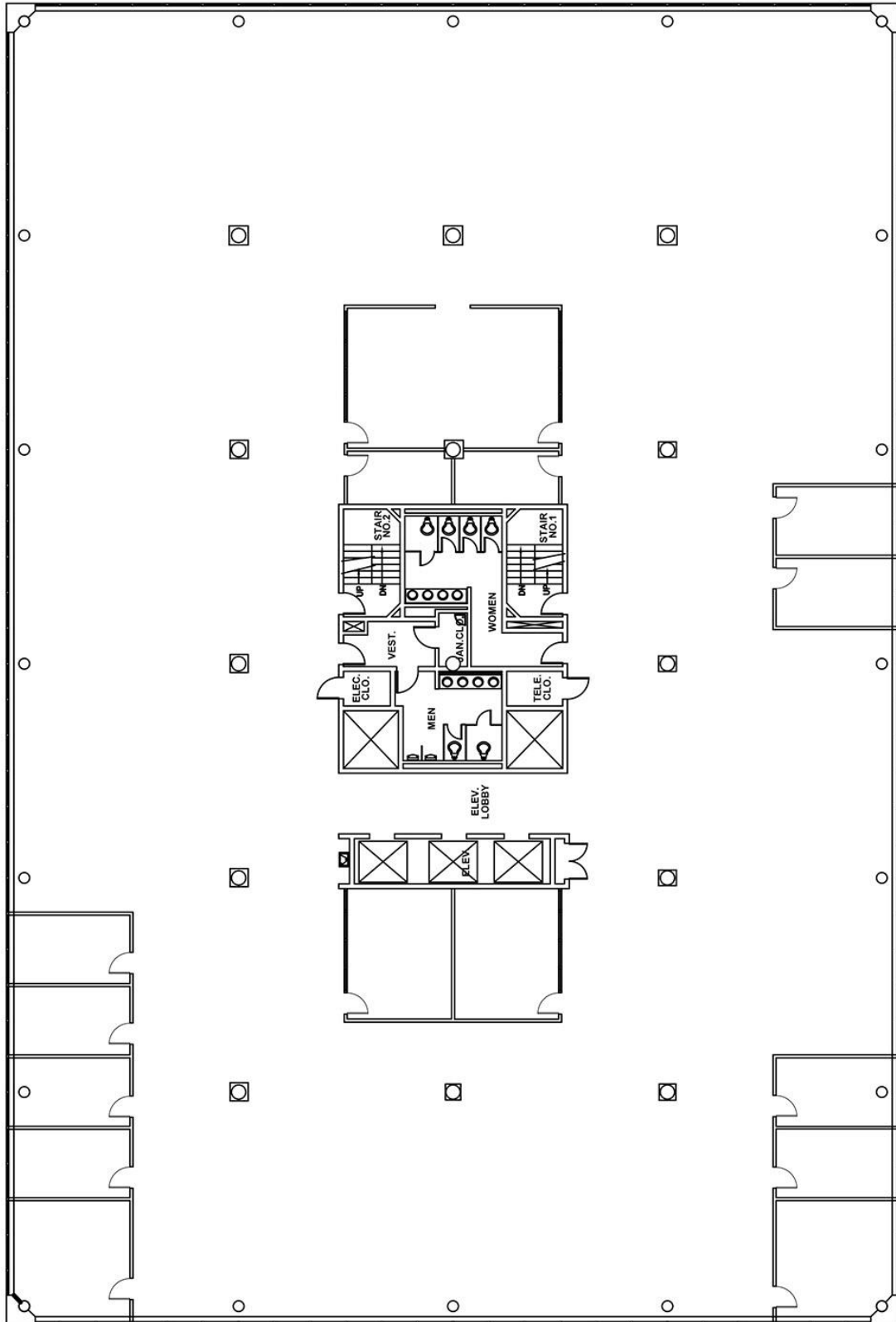
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455 KNIGHTSBRIDGE PARKWAY  
LINCOLNSHIRE, IL  
SECOND FLOOR PLAN



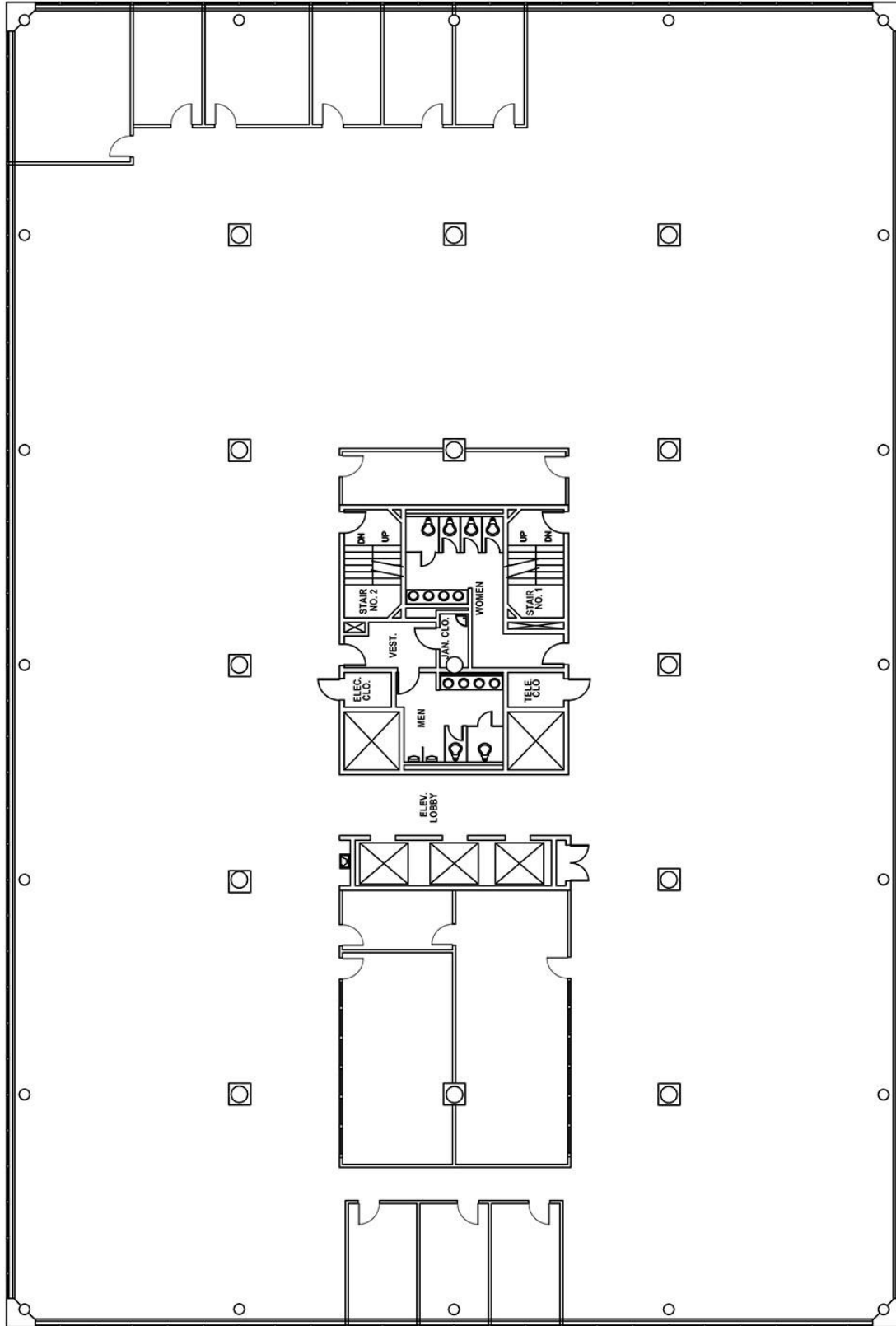
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455 KNIGHTSBRIDGE PARKWAY  
LINCOLNSHIRE, IL  
THIRD FLOOR PLAN



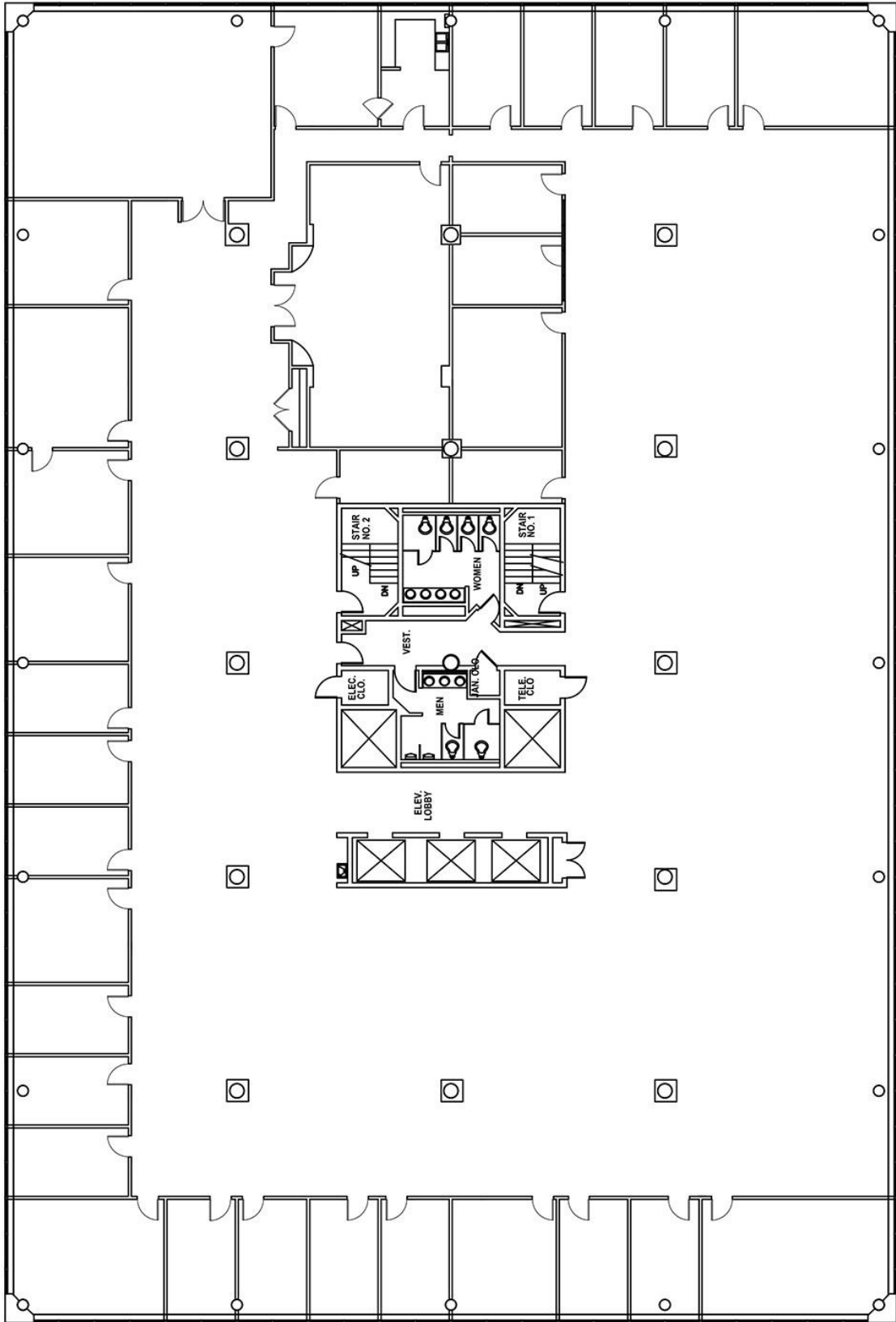
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455 KNIGHTSBRIDGE PARKWAY  
LINCOLNSHIRE, IL  
FOURTH FLOOR PLAN



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455 KNIGHTSBRIDGE PARKWAY  
LINCOLNSHIRE, IL  
FIFTH FLOOR PLAN



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