



**Suite 270**  
**3,470 Sq. Ft.**  
**ONE OVERLOOK POINT**  
Lincolnshire Corporate Center

**“Plug-and-Play Opportunity”**  
**Fully Furnished & Wired**

**Class A Office Space on a Pristine Lake with**  
**“City Amenities”**

**HIGHLIGHTS:**

- Overlook Point Deli
- Wi-Fi Lounge/Game Room
- Lakeside Patio and Fire Pit
- Fitness Center
- Conference Room
- Walk to Public Transit, Cheesecake Factory, Lincolnshire Commons Restaurants and Shopping
- Easy Access to Lincolnshire Corporate Center Hotels, Restaurants and Marriott Resort
- Outdoor Amphitheater and Walking/Jogging Paths
- Bike Room with Tools and Storage
- Indoor Heated Executive Parking for 50 Cars
- Dual Power Feed with Automatic Transfer Switch Insures a Consistent Power Supply
- Two Individual HVAC Units per Floor to Accommodate Efficient After Hours Operations
- In-Building Secure Tenant Storage Space Available
- Dedicated Freight Elevator and Loading Docks
- Responsive On-Site Management & Engineering
- 24 Hr. Separate HVAC for Voice Data Closet
- 24 Workstations

**TERMS:**

Base Rent: Negotiable  
Operating & Real Estate  
Tax Expenses: \$9.97 (2024 Est.)  
Escalation: \$.50 /Sq. Ft. /Year  
Possession: Immediate

**Exclusive Leasing and Management Agents**



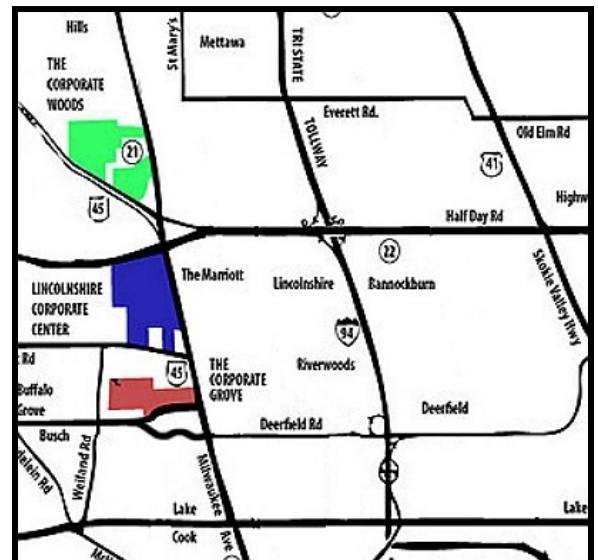
**VAN VLISSINGEN AND CO.**

One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069

**847.634.2300**

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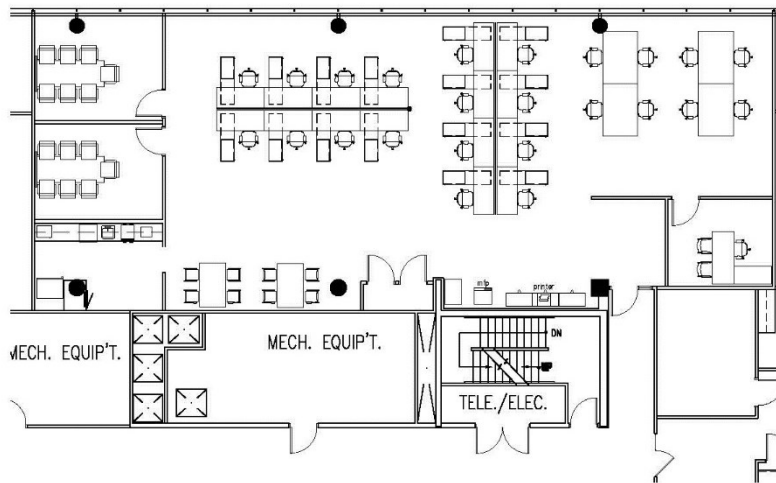
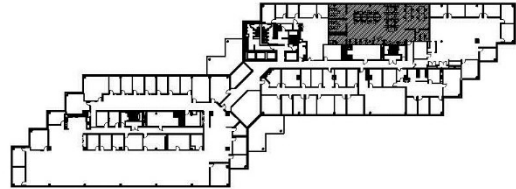


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