



**SUITE 260**

**2,288 Sq. Ft.**

**ONE OVERLOOK POINT**

Lincolnshire Corporate Center

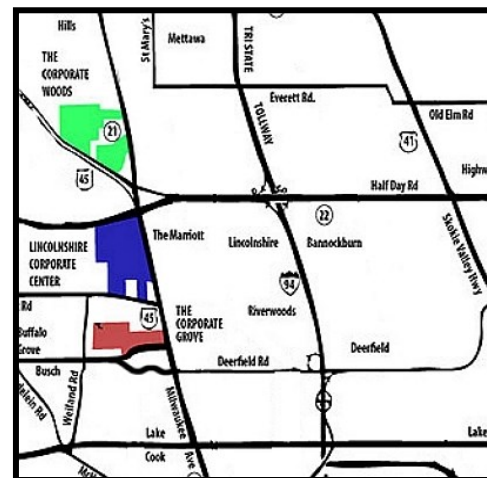
## Class A Office Space on a Pristine Lake with “City Amenities”

### HIGHLIGHTS:

- Overlook Point Deli
- Wi-Fi Lounge / Game Room
- Lakeside Patio and Fire Pit
- Fitness Center
- Conference Center
- Outdoor Amphitheater and Miles of Walking / Jogging Paths
- Bike Room with Tools and Storage
- Indoor Heated Executive Parking for 50 Cars
- Walk to Public Transit Connections
- Walk to Cheesecake Factory, Lincolnshire Commons Restaurants and Shopping
- Easy Access to Lincolnshire Corporate Center Hotels, Restaurants and Marriott Resort
- Floor Plan Yields Great Natural Life and 16 Corner Offices per Floor
- Dual Power Feed with Automatic Transfer Switch Insures a Consistent Power Supply
- Two Individual HVAC Units per Floor to Accommodate Cost Efficient After Hours Operations
- In-Building Secure Tenant Storage Space Available
- Dedicated Freight Elevator and Loading Docks
- Responsive On-Site Ownership and Management

### TERMS:

Base Rent:	Negotiable
Operating & Real Estate	
Tax Expenses:	\$9.81 (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](mailto:crl@vvco.com)

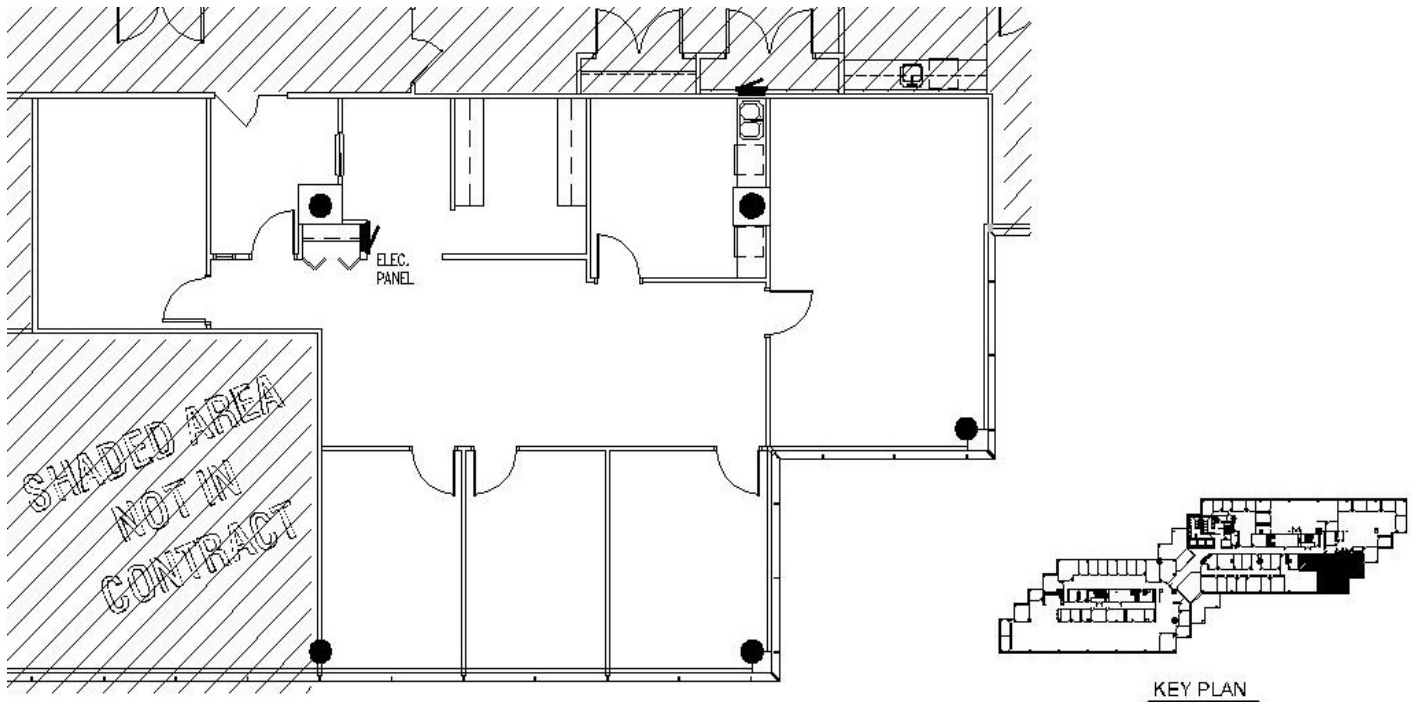
**Nick Panarese, Executive VP, SIOR**  
[ndp@vvco.com](mailto:ndp@vvco.com)

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