



**Suite 300**  
**36,309 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: \$9.97 (2024 Est.)  
 Escalation: \$.50 /Sq. Ft. /Year  
 Possession: Immediate

**Exclusive Leasing and Management Agents**



**VAN VLISSINGEN AND CO.**

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 Lincolnshire, Illinois 60069

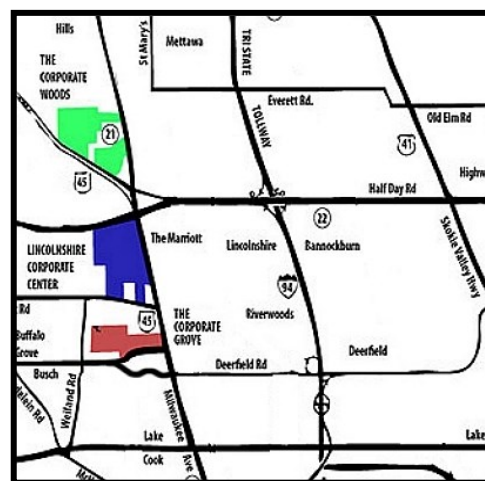
**847.634.2300**

**Chuck Lamphere, President**

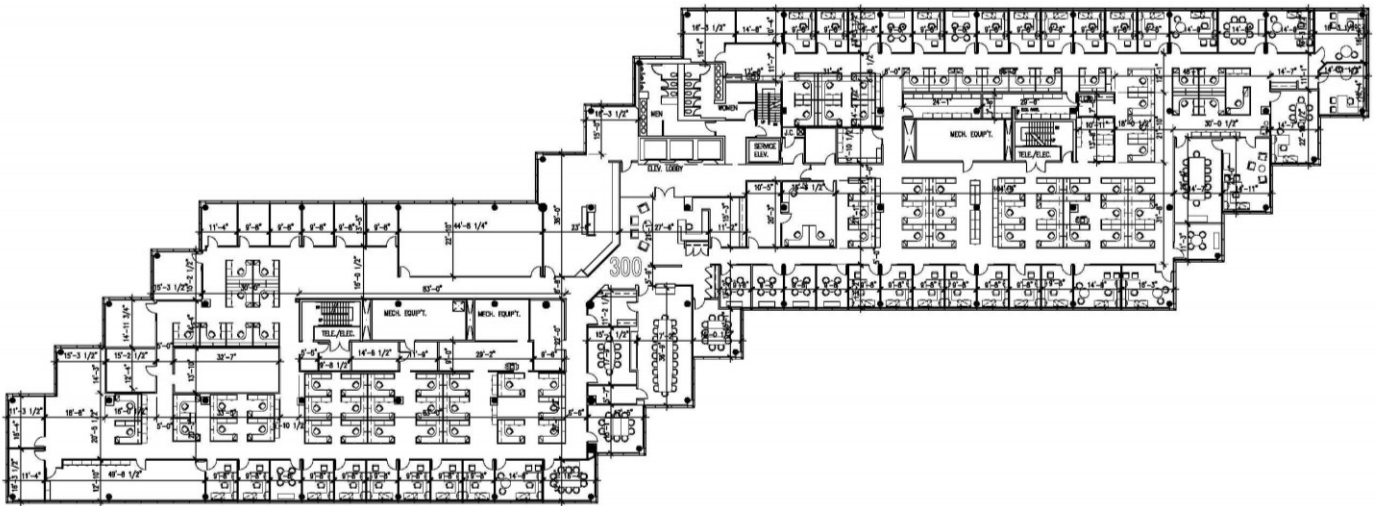
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