



## 300 TOWER PARKWAY

Lincolnshire Corporate Center

### SIZE:

Building: 175,545 Sq. Ft.  
Height: 5 Stories  
Site: 12.7 Acres

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

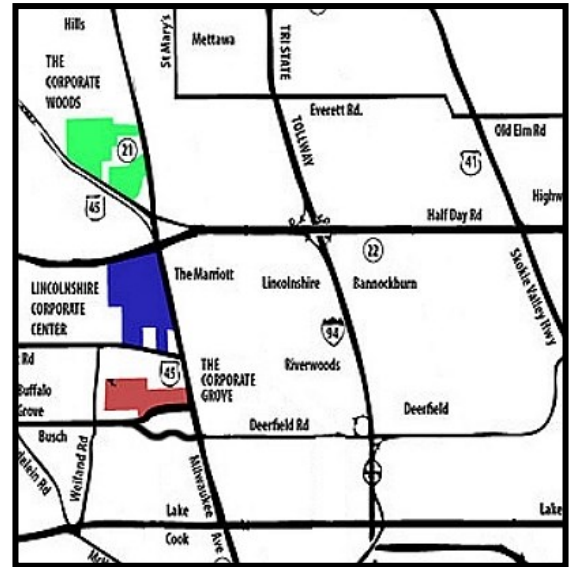
### HIGHLIGHTS:

- Headquarters quality finishes and identity
- Large 35,000 sq. ft. floor plates with abundant natural light
- Full kitchen and cafeteria
- Walk to public transit connections and Lincolnshire Commons restaurants and shopping
- Indoor fitness center with showers
- Wonderful lake and Forest Preserve views
- Miles of walking / jogging paths
- Two individual HVAC units per floor insure efficient after-hours operation
- Dedicated freight elevator and loading docks
- Responsive on-site management & engineering team
- At fully signalized intersection
- Strong, debt-free ownership
- LEED Silver Certified



### TERMS:

Base Rent: Negotiable  
 Operating & Real Estate  
 Tax Expenses: \$9.61 (2024 Est)  
 Escalation: \$.50 /Sq. Ft. /Year  
 Parking: 735 Cars (4.2 per 1,000)



### Exclusive Leasing and Management Agents



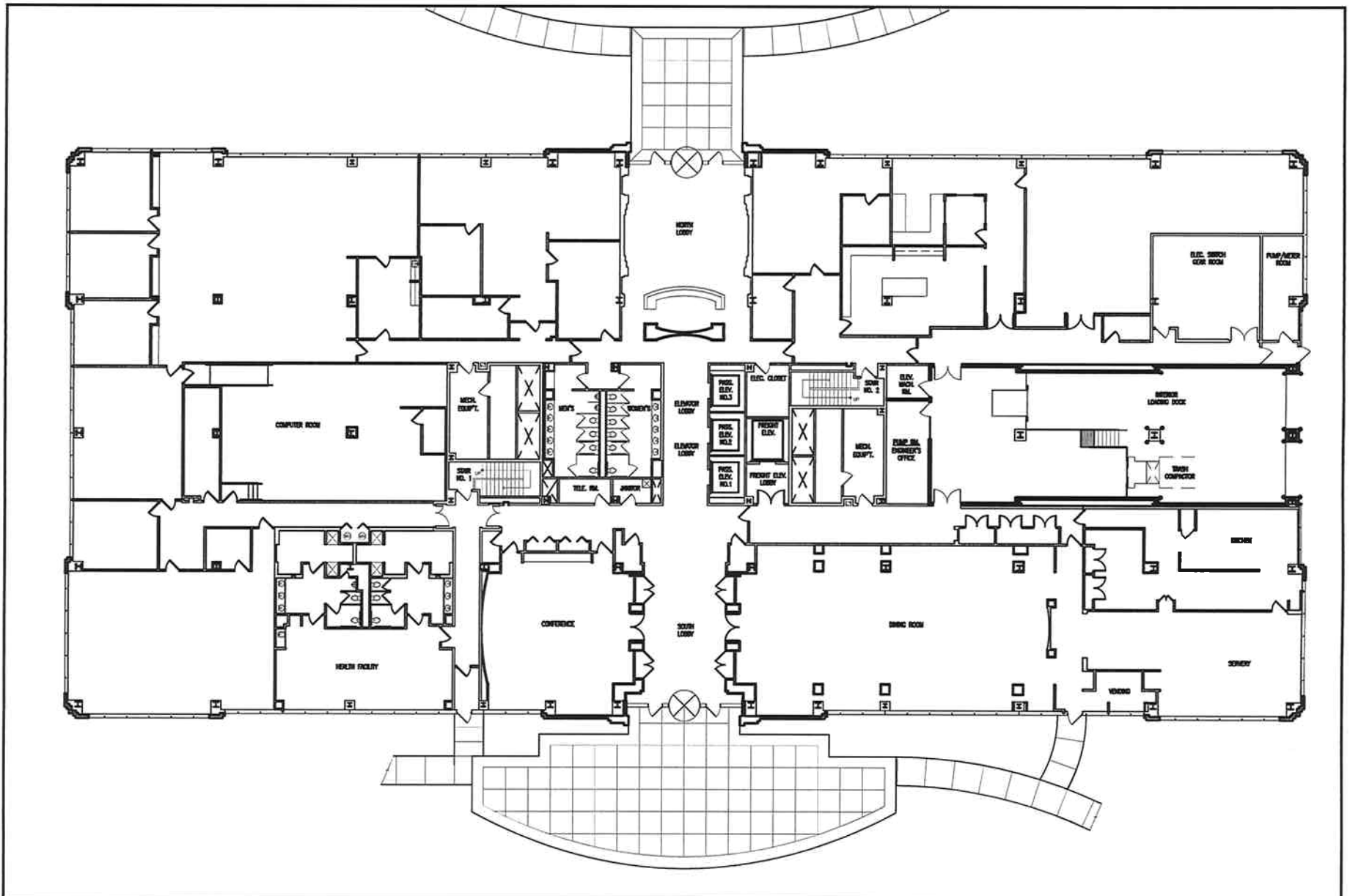
**VAN VLISSINGEN AND CO.**

One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069

**847.634.2300**

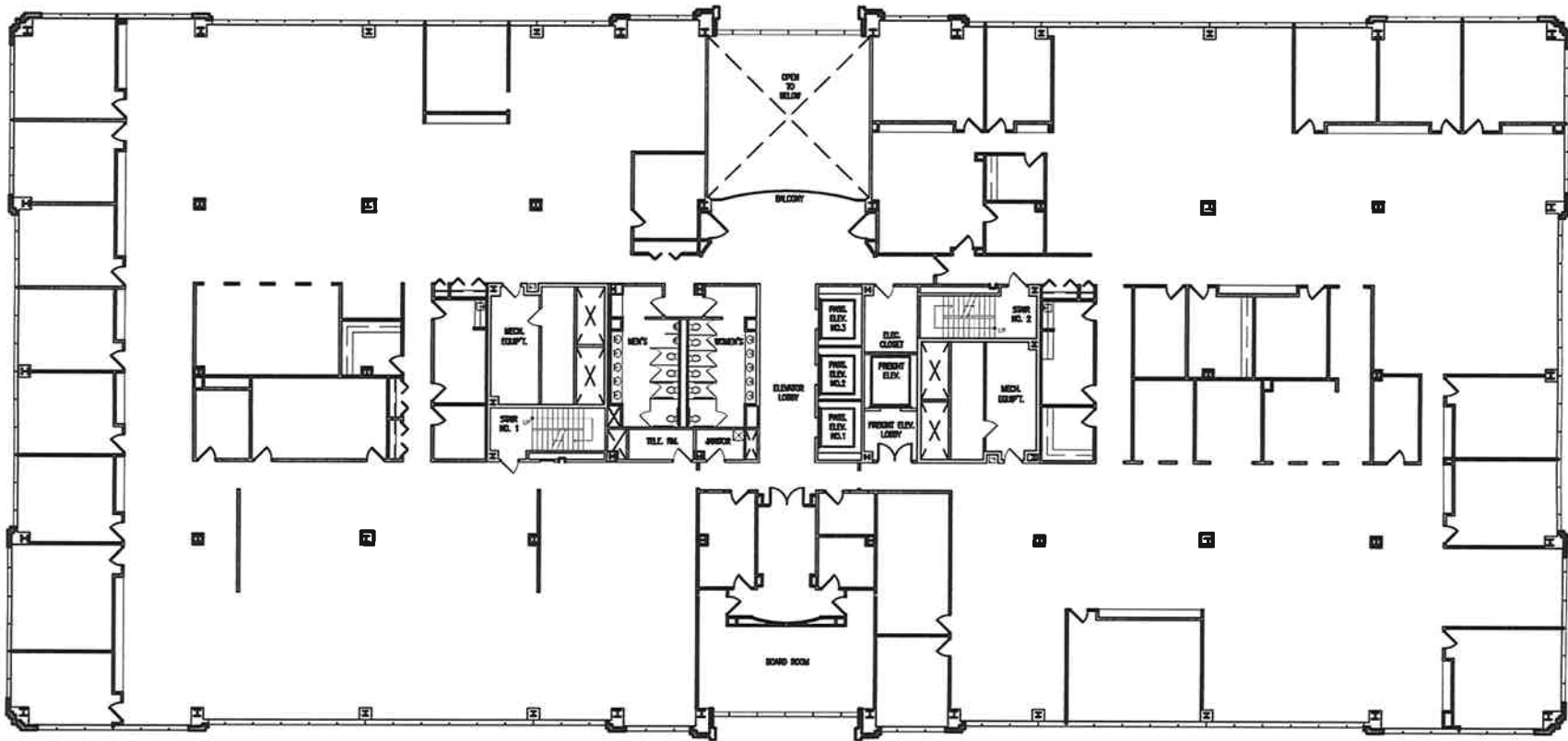
**Chuck Lamphere, President**  
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**300 TOWER PARKWAY**  
 LINCOLNSHIRE, ILLINOIS  
 VAN VLISINGEN & COMPANY

FIRST FLOOR PLAN  
 04/02/12

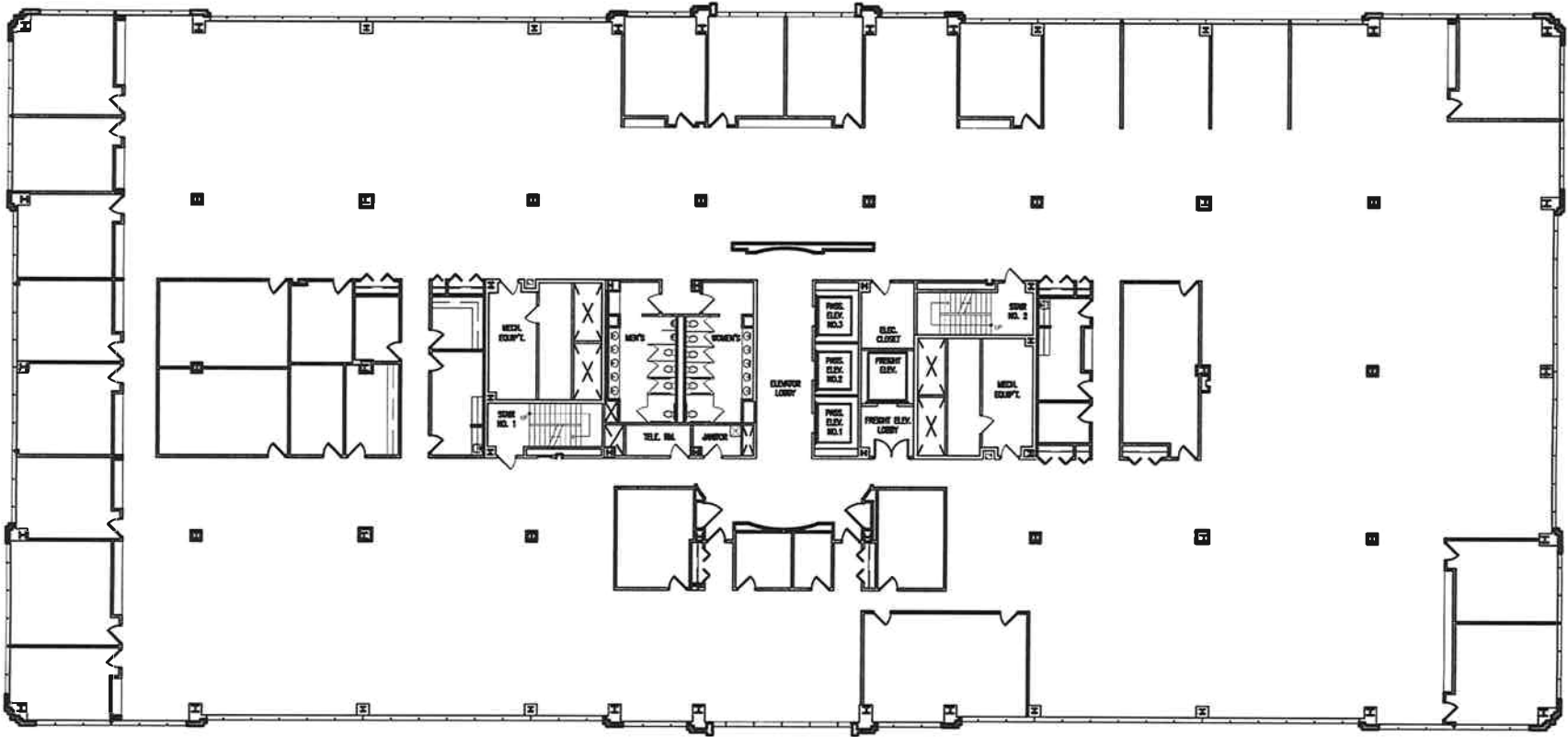


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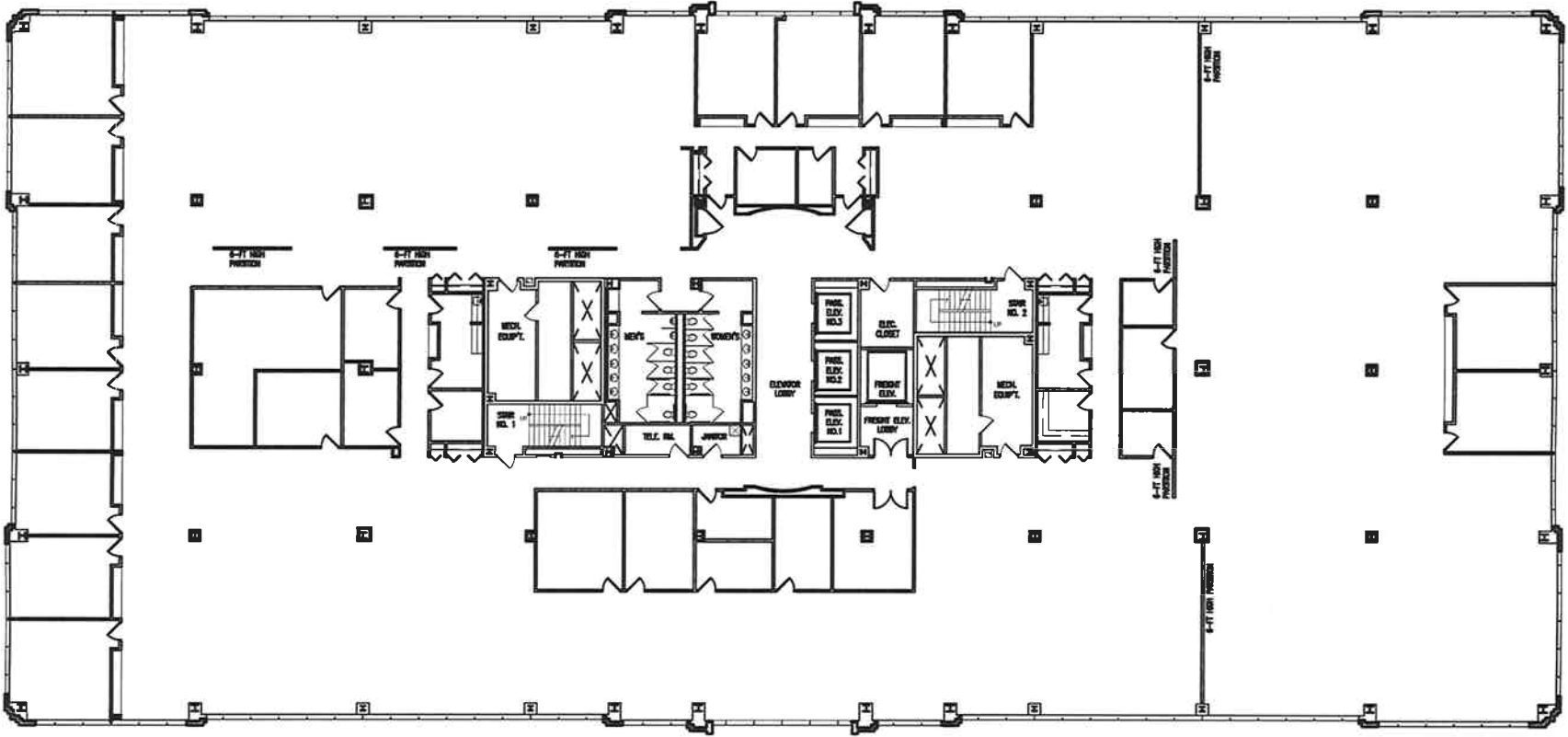
SECOND FLOOR PLAN

04/02/12



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**THIRD FLOOR PLAN**  
 04/02/12

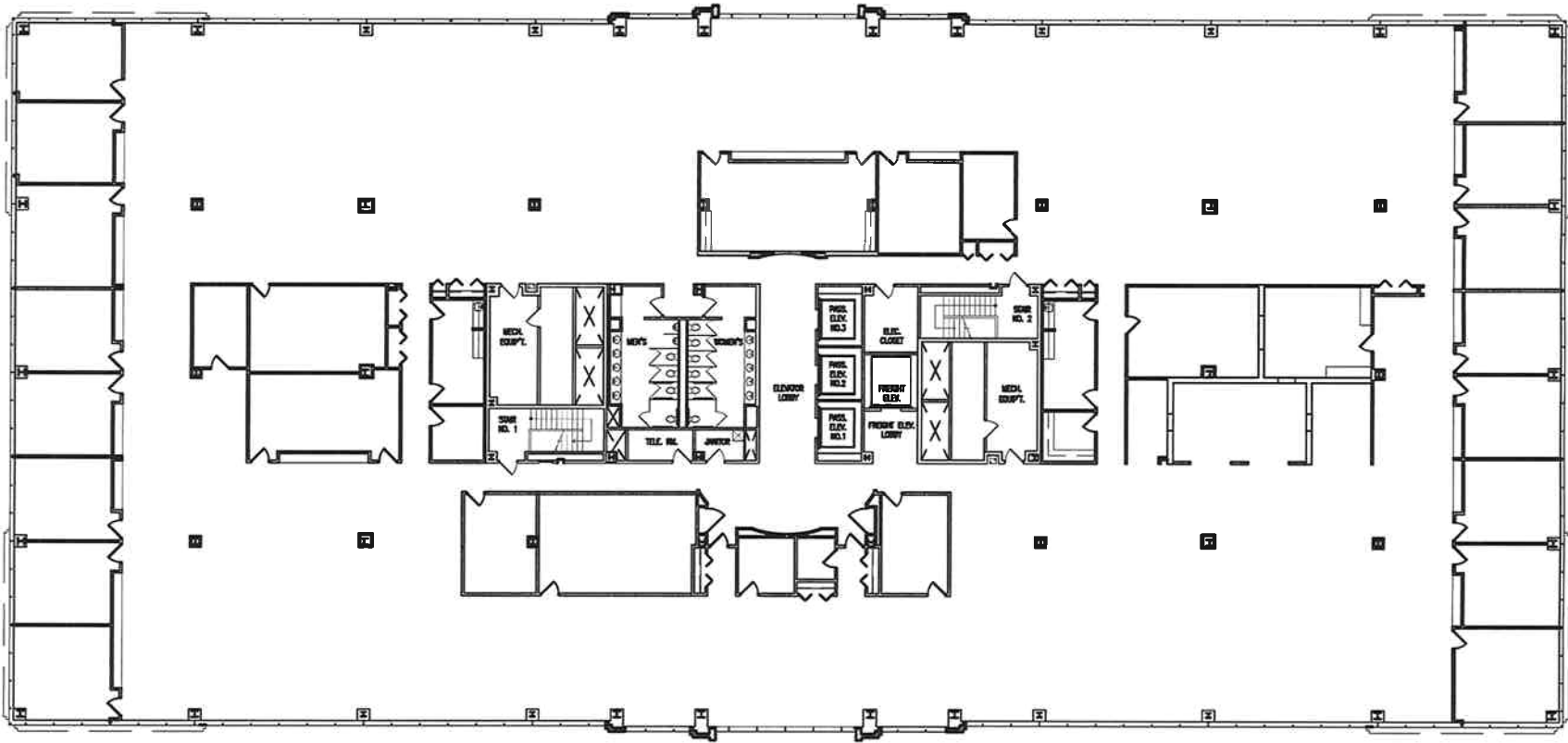


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FOURTH FLOOR PLAN

04/02/12

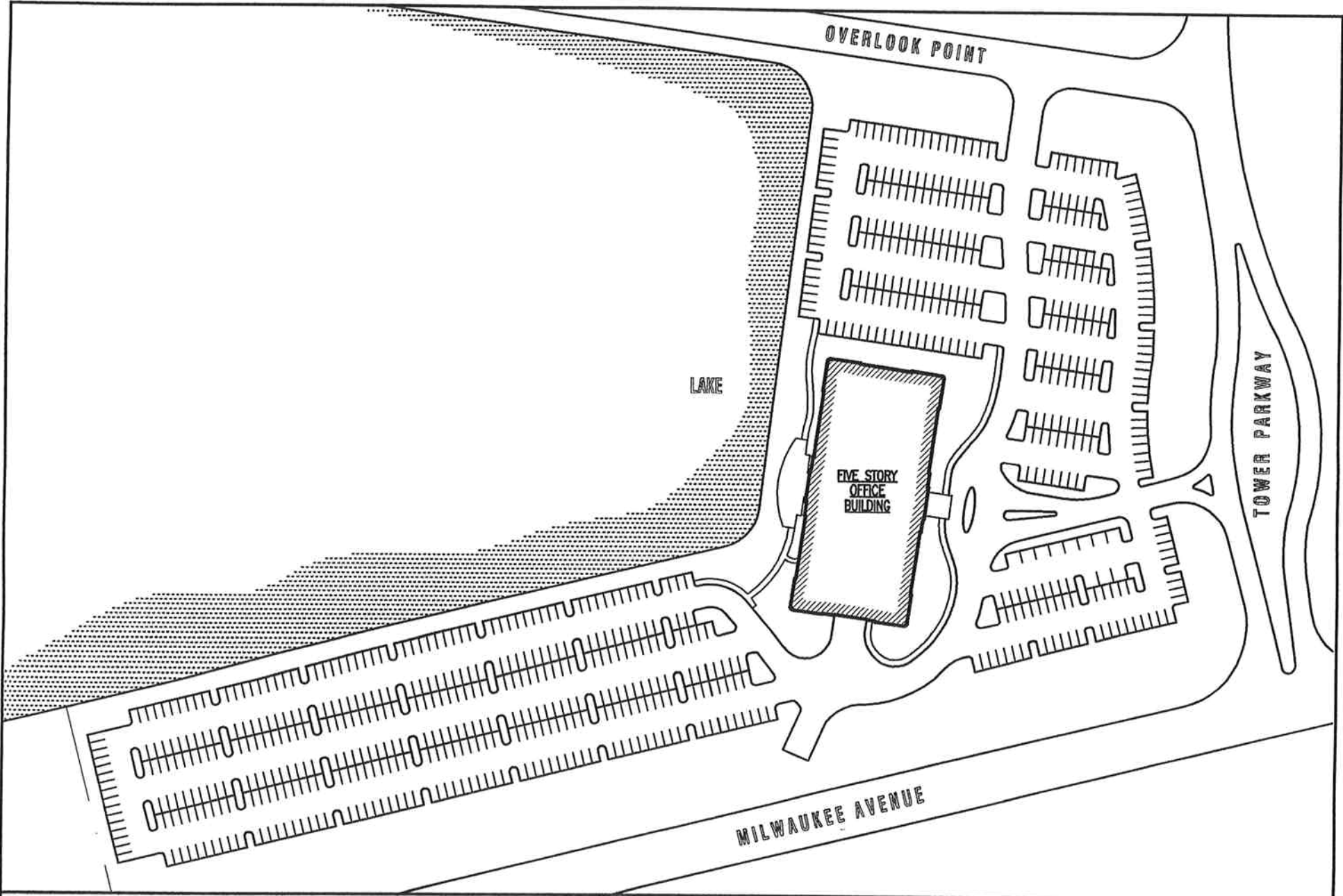


# 300 TOWER PARKWAY

LINCOLNSHIRE, ILLINOIS  
VAN VLISSINGEN & COMPANY

FIFTH FLOOR PLAN

04/02/12



**300 TOWER PARKWAY**  
LINCOLNSHIRE, ILLINOIS  
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SITE PLAN