



455 KNIGHTSBRIDGE PARKWAY

Lincolnshire Corporate Center

SIZE:

Building: 115,489 Sq. Ft.

Height: 5 Stories

Site: 9.4 Acres

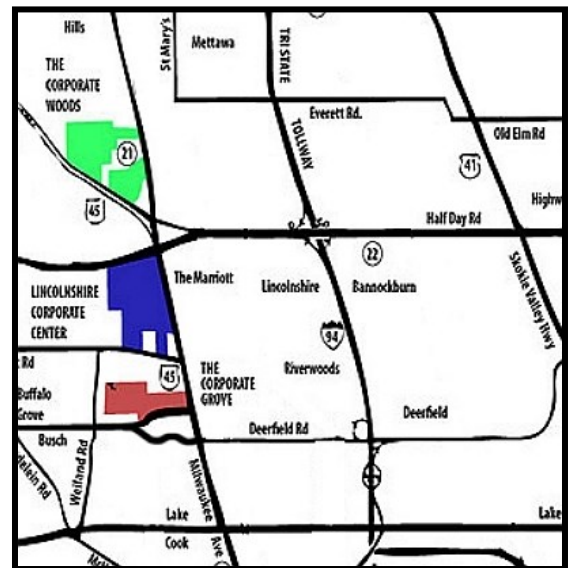
Five-Story Free-Standing Headquarter Building

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 (2023 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

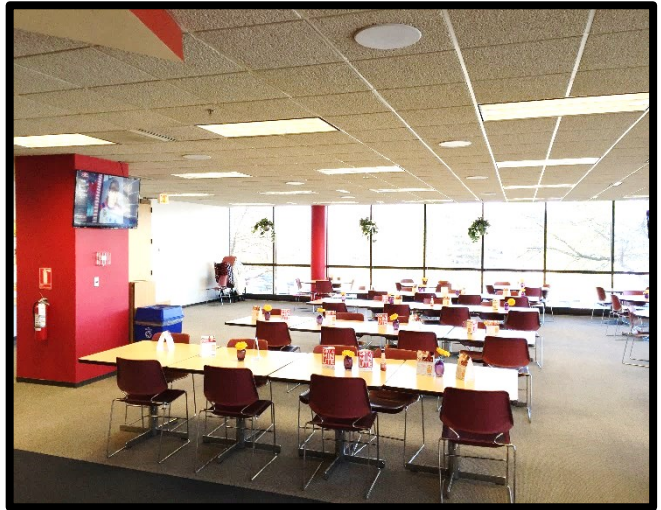
Chuck Lamphere, President
crl@vvco.com

Nick Panarese, Executive VP, SIOR
ndp@vvco.com

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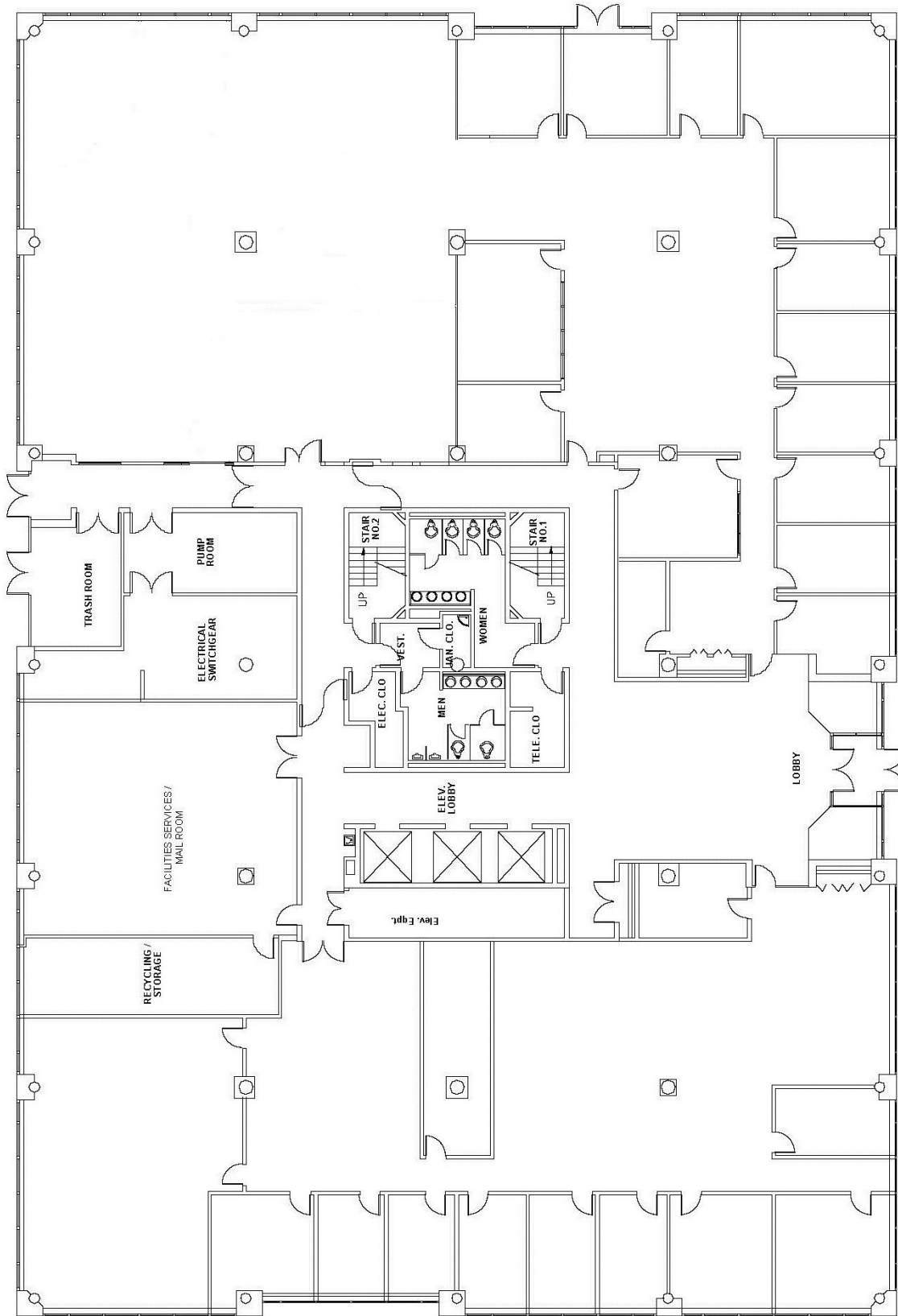
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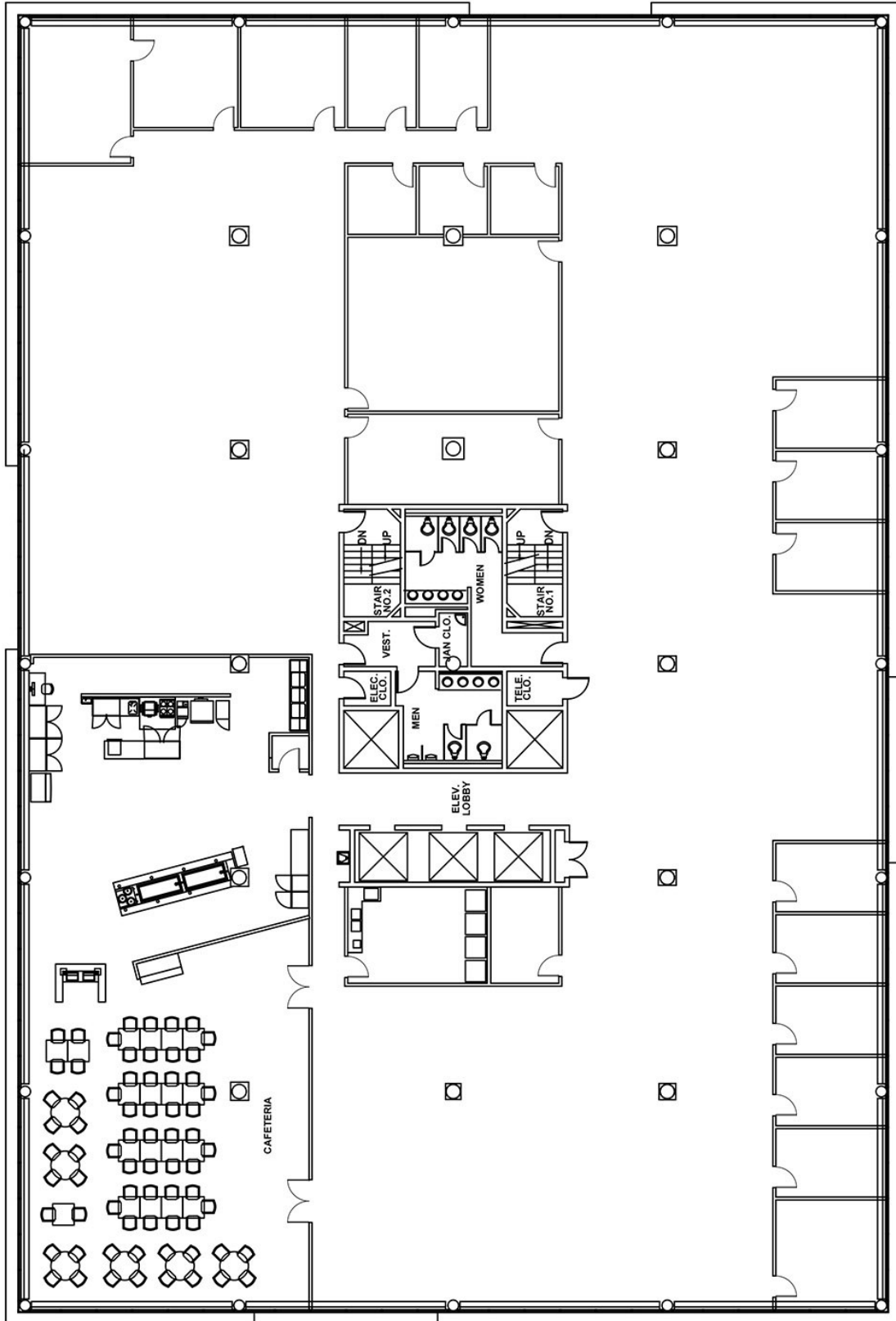
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455 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, IL
FIRST FLOOR PLAN



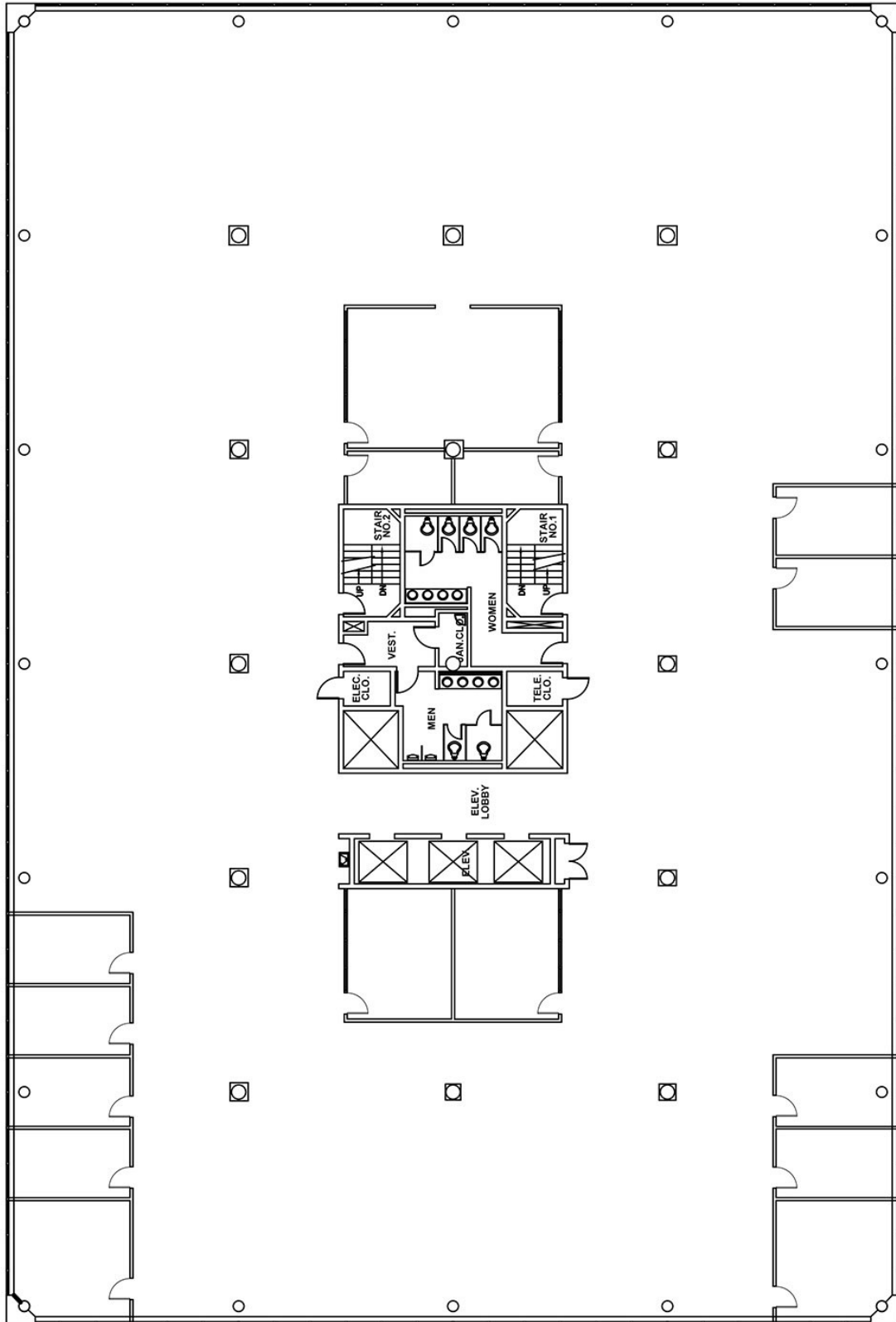
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455 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, IL
SECOND FLOOR PLAN



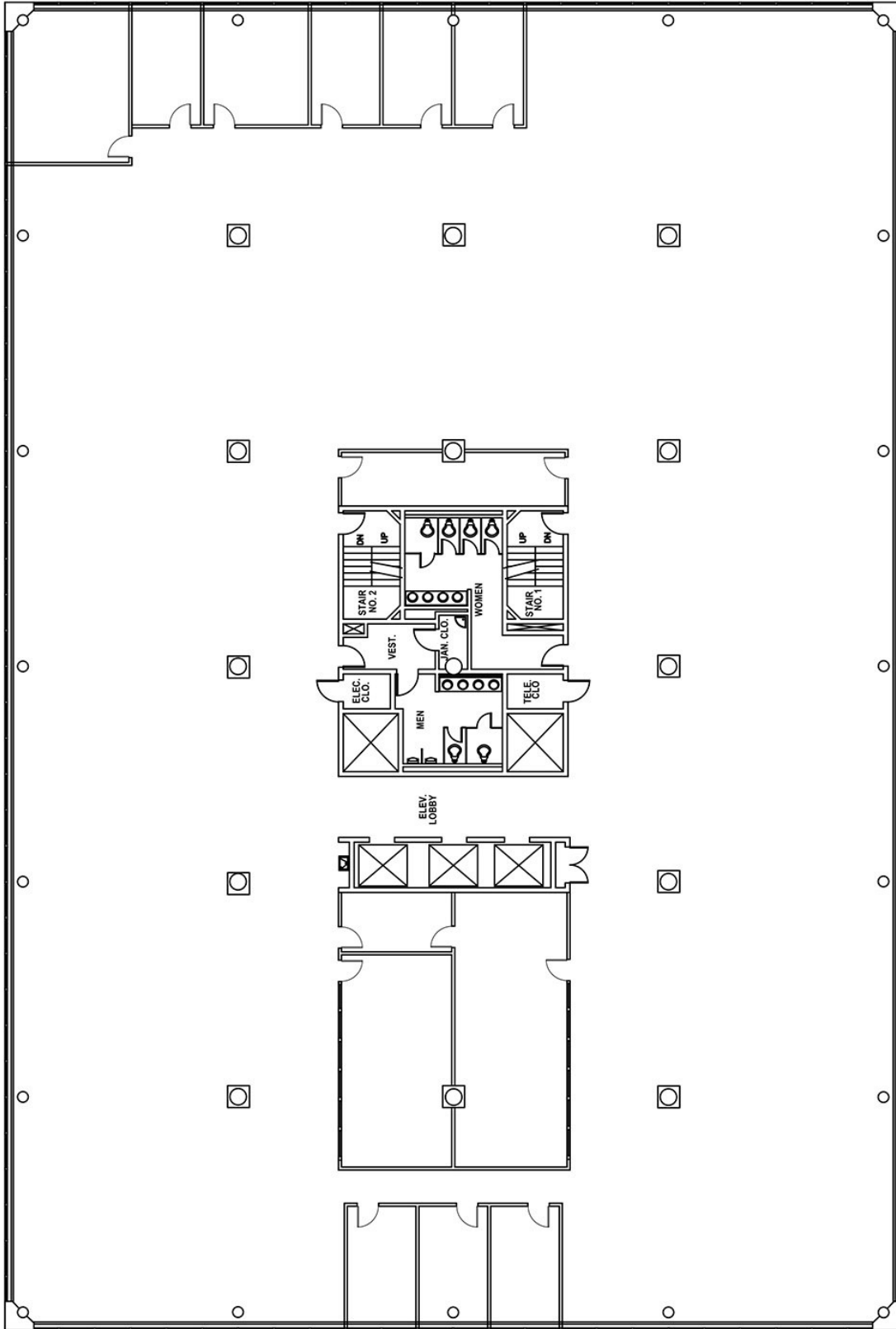
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LINCOLNSHIRE, IL
THIRD FLOOR PLAN



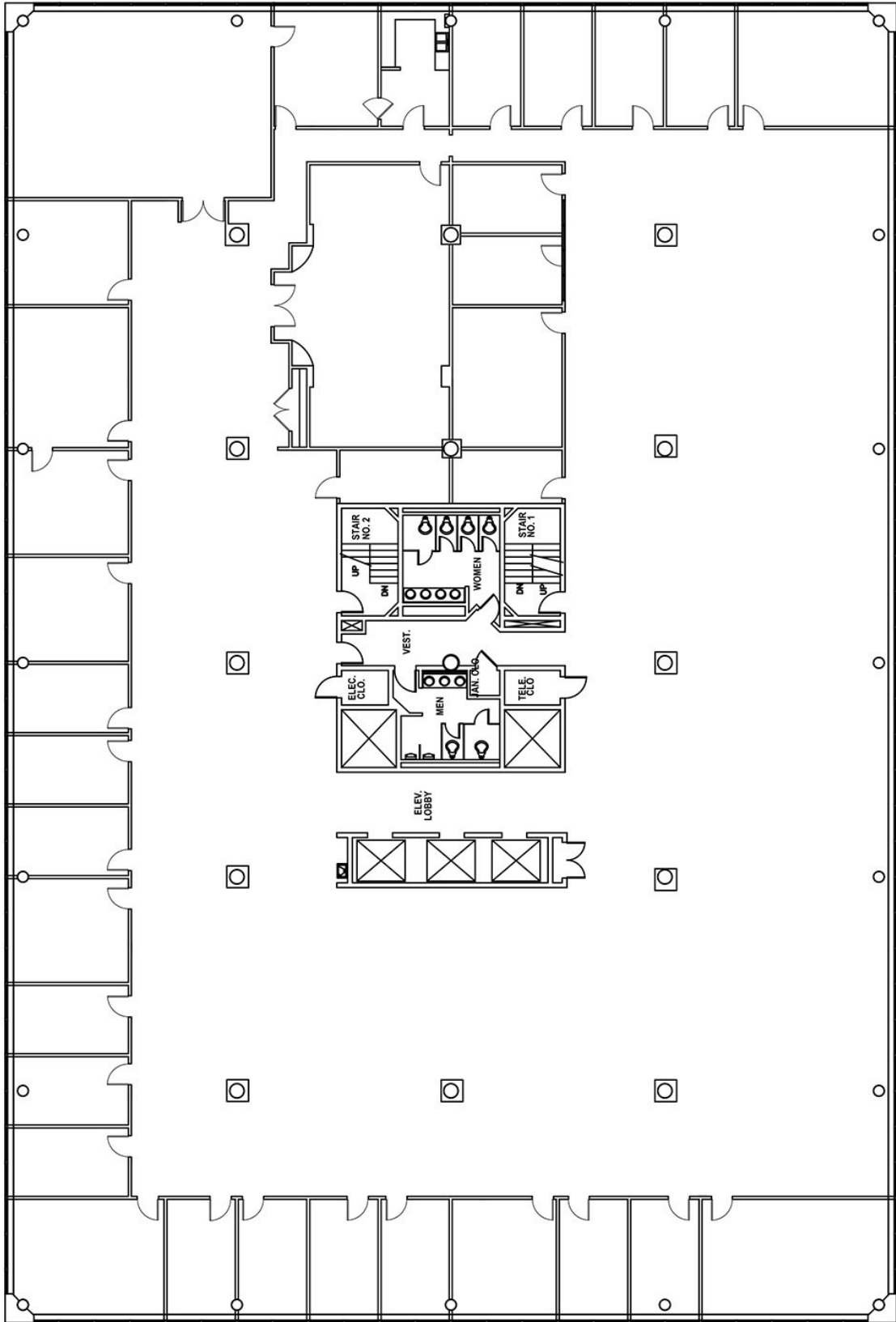
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455 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, IL
FOURTH FLOOR PLAN



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LINCOLNSHIRE, IL
FIFTH FLOOR PLAN



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