



ONE OVERLOOK POINT

Lincolnshire Corporate Center

SIZE:

Building:	206,626 Sq. Ft.
Max. Available:	116,655 Sq. Ft.
Min. Available:	10,071 Sq. Ft.
Height:	6 Stories

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

HIGHLIGHTS:

- Spaces available from 10,071 to 116,655 sq. ft.
- Indoor Heated Parking for 50 Cars
- Floor Plan Yields Great Natural Light and 16 Corner Offices per Floor
- Walk to Public Transit Connections
- Newly Renovated Common Areas
- Walk to Cheesecake Factory, Lincolnshire Commons Restaurants and Shopping
- Easy Access to Lincolnshire Corporate Center Hotels, Restaurants and Marriott Resort
- Minutes to New Lifetime Fitness in The Corporate Woods
- Outdoor Amphitheater and Miles of Walking/Jogging Paths
- 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
- Strong Debt-Free Ownership

TERMS:

Base Rent:	\$16.50 Net Sq. Ft.
Operating & Real Estate	
Tax Expenses:	\$8.95 (2017 Est.)
Escalation:	\$.50 /Sq. Ft. /Year
Parking:	4.0 per 1,000
Possession:	Immediate

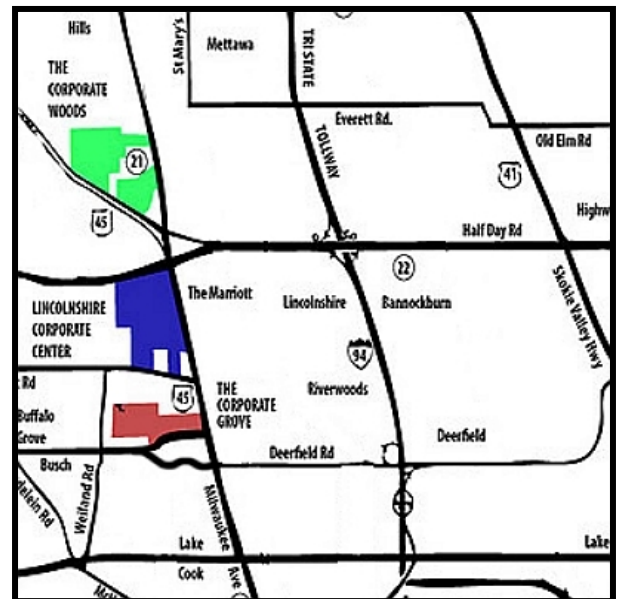
Exclusive Leasing and Management Agents



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