



SUITE 265
4,738 Sq. Ft.
ONE OVERLOOK POINT
 Lincolnshire Corporate Center

**Prominent Glass Entry with
 Potential for 5 Corner Offices**

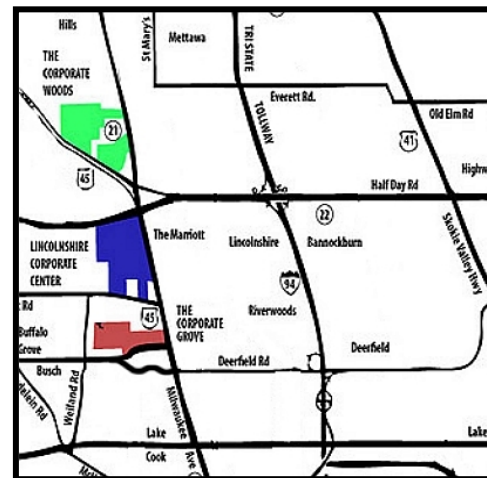
Class A Office Space on a Pristine Lake with “City Amenities”

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
- Strong Debt-Free Ownership

TERMS:

Base Rent: Negotiable
 Operating & Real Estate
 Tax Expenses: \$9.61 (2018 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

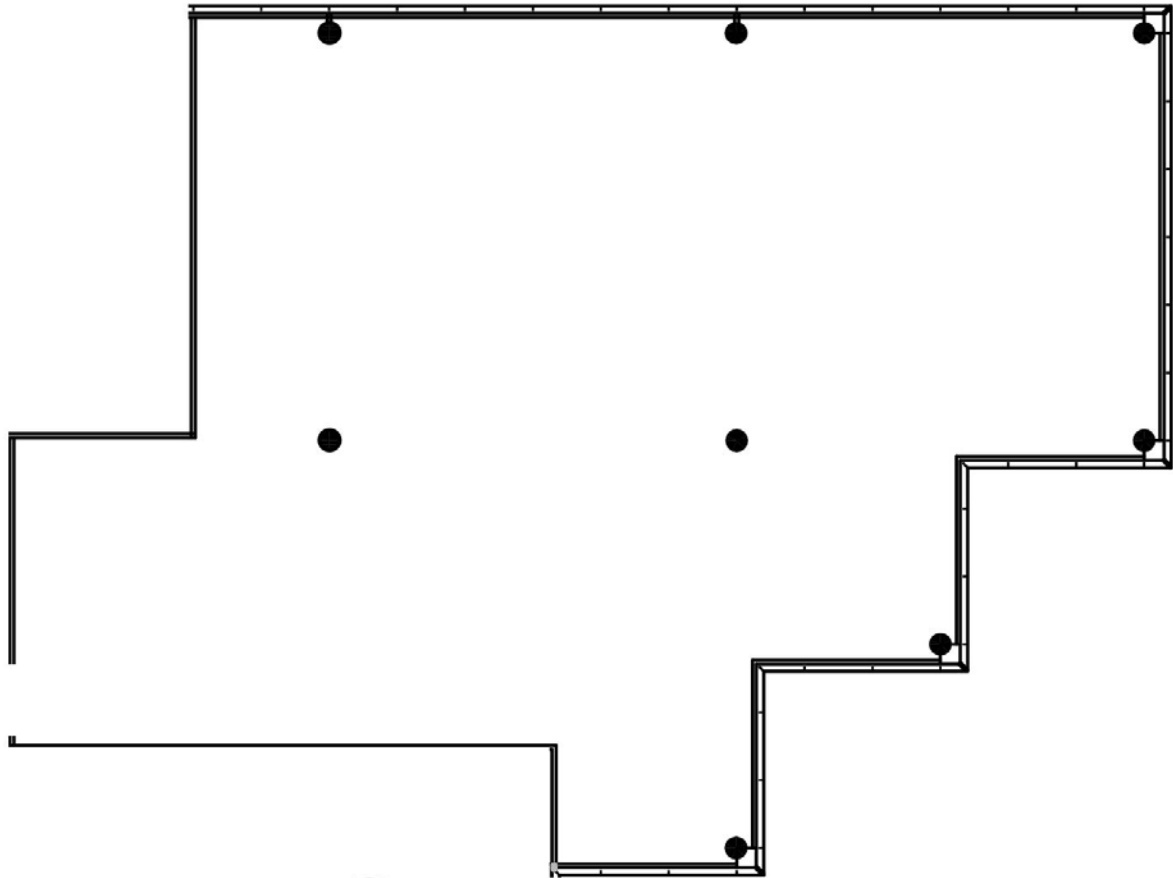
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