



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: \$16.50 Net Per Sq. Ft.
 Operating & Real Estate
 Tax Expenses: \$8.76 (2017 Est)
 Escalation: \$.50 /Sq. Ft. /Year
 Parking: 735 Cars (4.2 per 1,000)

Exclusive Leasing and Management Agents



VAN VLISSENGEN AND CO.

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