

Vacant Headquarters  
Office Building



**TWO OVERLOOK POINT**

318,403 RSF  
4.0 / 1,000 SF Parking Ratio



**FOR LEASE | (630) 205-2600**







**TWO OVERLOOK POINT**

# EXECUTIVE SUMMARY





# THE OFFERING

Sahli Group is pleased to exclusively offer space for lease in Two Overlook Point (the “Property” or “Two Overlook”), located in Lincolnshire, Illinois. Two Overlook Point is a Class A, institutionally owned, 318,403 square foot, mid-rise office building in the prestigious North (Lake County) submarket within Chicago’s suburban office market.

Developed by Van Vliissingen & Company in 1997, Two Overlook Point is located within Lincolnshire Corporate Center, a 330-acre mixed-use site, consisting of office and industrial space as well as two freestanding restaurants and two hotels. The Property features an attractive parking ratio of 4.0 spaces per 1,000 square feet to be utilized by tenants and visitors alike, with 556 surface parking spaces and 477 decked parking spaces. The Property is an ideal candidate to be a headquarters location for an office user and divides well for multi-tenancy.

Two Overlook Point is well situated for commuting by car, with exceptional access to one of suburban Chicago’s major interstates, Interstate 94 (I-94), and two major local roadways, Half Day Road and Lake Cook Road. The Property’s location along U.S. Route 45 is four miles northwest of the interchange between I-94 and Interstate 294 (I-294), which provides access to Downtown Chicago (33 miles), Chicago O’Hare International Airport (18 miles) and Chicago Midway International Airport (42 miles).

The Property’s excellent location in the North (Lake County) submarket, exceptional access, numerous on-site amenities and strong business environment create a preferred location for corporate users. The offering presents the exceptional opportunity to acquire a vacant Class A headquarters office building in a prime suburban location.

## SUMMARY

<b>PROPERTY</b>	Two Overlook Point
<b>ADDRESS</b>	2 Overlook Point Lincolnshire, IL 60069
<b>YEAR BUILT</b>	1997
<b>SQUARE FEET</b>	318,403 (258,268 Above-Grade Office)
<b>STORIES</b>	5 + Lower Level
<b>FLOORPLATES (SQUARE FEET):</b>	
<b>LOWER LEVEL</b>	60,135
<b>FLOOR 1</b>	58,592
<b>FLOOR 2</b>	49,090
<b>FLOOR 3</b>	49,653
<b>FLOOR 4</b>	49,653
<b>FLOOR 5</b>	51,280
<b>TOTAL</b>	318,403
<b>OCCUPANCY*</b>	0.0%
<b>PARKING</b>	4.00 / 1,000 SF (556 surface / 477 decked)











TWO OVERLOOK POINT

# HIGHLIGHTS



## HEADQUARTERS QUALITY ASSET

Class A modern design featuring **9 foot ceiling heights** and prominent window lines with exceptional visibility



## VALUE-ADD PROFILE & FLEXIBLE USAGE

**One of the largest premier contiguous blocks of Class A space available** within the submarket. The office/industrial zoning designation offers an **income diversification**



## IRREPLACEABLE LOCATION IN THE HEART OF CHICAGO'S PRESTIGIOUS NORTH SHORE

Lake County is the proud home of the **second largest concentration of Fortune 500 Headquarters** in the Midwest



## LAKE COUNTY TAX ADVANTAGE

Lake County taxes is nearly **3.3x lower than Cook County**



## LINCOLNSHIRE CORPORATE CENTER

**330-acre mixed-used development** with approximately 75% designed for office use



## CONVENIENT ACCESS

Situated four miles northwest of the interchange between **I-94 and I-294**, providing access to Downtown Chicago (33 miles) and O'Hare International Airport (18 miles)



## EXTENSIVE AREA AMENITIES

Immediate access to numerous casual dining restaurants, retail centers and hotels including **Lincolnshire Commons and Citypark at Lincolnshire**



## SUBSTANTIAL DISCOUNT TO REPLACEMENT COSTS

The replacement cost of similarly located asset would be in **excess of \$520 per square foot**







## HEADQUARTERS QUALITY ASSET

Originally developed in 1997 by Van Vlissingen & Company, Two Overlook Point features a Class A, modern design with excellent nine-foot ceiling heights and prominent window lines for exceptional visibility. The Property's glass entrance gives way to an expansive atrium lobby. The central core of the building is a two-story atrium lobby featuring a second floor balcony overlooking the entrance to the Property, as well as a ground floor Rotunda which connects Two and Three Overlook Point. Details regarding the Rotunda are located in the Property Description table on page 18 of this offering memorandum.

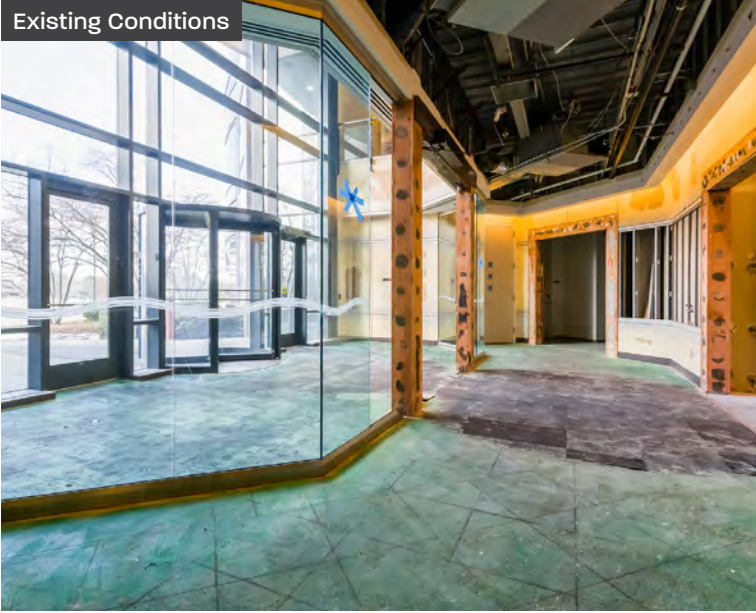
The Property already includes a high-quality on-site amenity package including a conference room and full-service cafeteria. These can be refreshed, improved and/or expanded upon depending on ultimate vision.

Two Overlook Point offers a future tenant one of the submarket's largest, premier available floor plates. Additionally, the Property hosts its visitors and tenants through its 1,033 parking spaces (556 surface spaces and 477 decked spaces) with a parking ratio of 4.0 spaces per 1,000 square feet.





Existing Conditions



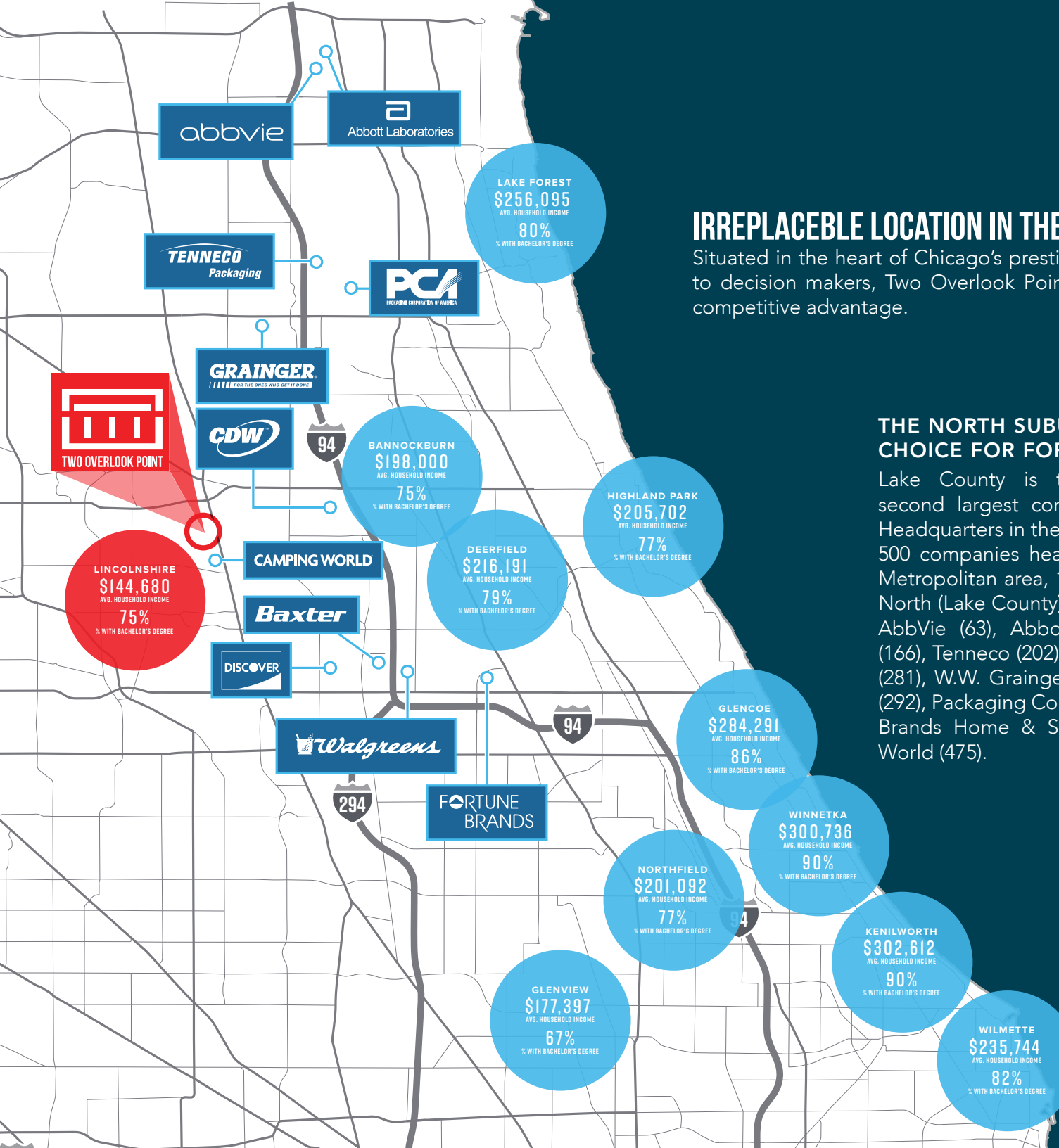
Proposed Lobby Rendering



Existing Conditions







## IRREPLACEABLE LOCATION IN THE HEART OF CHICAGO'S PRESTIGIOUS NORTH SHORE

Situated in the heart of Chicago's prestigious North Shore and conveniently located in close proximity to decision makers, Two Overlook Point's irreplaceable location provides investors with a significant competitive advantage.

### THE NORTH SUBURBS ARE A CLEAR CHOICE FOR FORTUNE 500 COMPANIES

Lake County is the proud home of the second largest concentration of Fortune 500 Headquarters in the Midwest. Of the 32 Fortune 500 companies headquartered in the Chicago Metropolitan area, 11 or 34% are located in the North (Lake County) submarket: Walgreens (18), AbbVie (63), Abbott Laboratories (86), CDW (166), Tenneco (202), Discover Financial Services (281), W.W. Grainger (284), Baxter International (292), Packaging Corp. of America (441), Fortune Brands Home & Security (444) and Camping World (475).

**FORTUNE 500**

**#18**  
*Walgreens*

**#63**  
abbvie

**#86**  
**Abbott**





TWO OVERLOOK POINT

5 MILES | \$170,814 Avg Household Income

3 MILES | \$187,525 Avg Household Income

1 MILE | \$149,905 Avg Household Income



TWO OVERLOOK POINT

### CENTRAL LOCATION PROVIDES UNMATCHED ACCESS TO EXECUTIVE & WORKFORCE TALENT

Two Overlook Point is strategically situated at the geographic center of the North Shore providing access to deep and diverse labor pools that include both executive and workforce talent. With key decision makers living just a short distance from the Property, 75% of the Lincolnshire population has a bachelor's or higher degree with an average household income of \$144,680 which is significantly higher than the State and National average.



### THE EPICENTER OF CHICAGO'S SUBURBAN RESURGENCE

Sitting at the epicenter of Chicago's suburban resurgence, Two Overlook Point has continued to thrive. With access to outdoor amenities, exceptional restaurants, destination retail, and highly ranked school systems, the North Shore community has proven to be one of the most desirable.

“Luxury Home Sale  
Skyrocket in Suburbs,  
Dip in City”



#### National Average

\$70,780

2021 Avg. Household  
Income

34%

Bachelor/Graduate  
Professional Degree

#### Lincolnshire Averages

\$144,680

2021 Avg. Household Income

75%

Bachelor/Graduate/Professional Degree

**OVER 2X**  
THE NATIONAL AVERAGE

**OVER 2X**  
THE NATIONAL AVERAGE





TWO OVERLOOK POINT

LAKE COUNTY

LINCOLNSHIRE  
\$2.50  
TAXES PER RSF



TWO OVERLOOK POINT

COOK COUNTY

EVANSTON  
\$8.19 328%  
TAXES PER RSF MORE THAN LAKE COUNTY



O'HARE INTERNATIONAL AIRPORT

DUPAGE COUNTY

CHICAGO CBD

\$8.90 356%  
TAXES PER RSF MORE THAN LAKE COUNTY

Lake County is AAA credit rated by S&P and Moody's rating agencies, an elite status maintained by only 3% of the counties nationwide.

AAA  
BOND RATING

MOODY'S S&P Global

## LAKE COUNTY TAX ADVANTAGE

Lake County is the preferred headquarters location for companies in the biotech, pharmaceutical, advanced manufacturing, financial services and professional service industries. Lake County offers an attractive location for businesses to grow and prosper with 32 Fortune 500 corporate headquarters located in the Chicago area, 11 are located within Lake County.

There are several additional defining attributes that separate Lake County and enable it to attract such an impressive corporate lineup. The area is highly educated, with 46% of residents holding a bachelor's degree or higher, exceeding the national average by over 13%. Access is also a critical attribute. Lake County has three Metra Commuter Rail Lines running through it with stations located in 20 communities and corporate facility clusters. Lastly, Lake County's affluent population with an average household income of nearly \$100,000 has attracted numerous restaurants and shopping options to the area. The synergistic relationship between corporate offices and entertainment attractions feed off one another, continuously benefiting the local economy.





## LINCOLNSHIRE CORPORATE CENTER

Two Overlook Point is located within the prestigious Lincolnshire Corporate Center, one of suburban Chicago's premier corporate communities. Lincolnshire Corporate Center is a 330-acre mixed-use development consisting of offices and high tech/light industrial space. Primary office park construction began in 1983 and today over 35 buildings have been completed. In total, the park contains approximately four million square feet of space, with approximately 75 percent of this space designed for office use. Lincolnshire Corporate Center offers various amenities for tenants and visitors including jogging trails, outdoor picnic areas, meeting areas, an outdoor amphitheater, eight restaurants, two hotels and a variety of upscale retailers and service providers.

## CONVENIENT ACCESS

Two Overlook Point is well situated for commuting by car and provides exceptional access to two of Chicago's major interstates, I-94 and I-294. The Property's location directly west of U.S. Route 45, is four miles northwest of the interchange between I-94 and I-294, providing access to Downtown Chicago (33 miles), O'Hare International Airport (18 miles) and Midway International Airport (42 miles). The Property is also located approximately 2.5 miles north of the Buffalo Grove Metra Station, offering convenient transportation to Union Station downtown. Additionally, a Pace bus stop is located directly across the street from the Property, providing additional transportation options.







TWO OVERLOOK POINT

LINCOLNSHIRE COMMONS



CITYPARK AT LINCOLNSHIRE

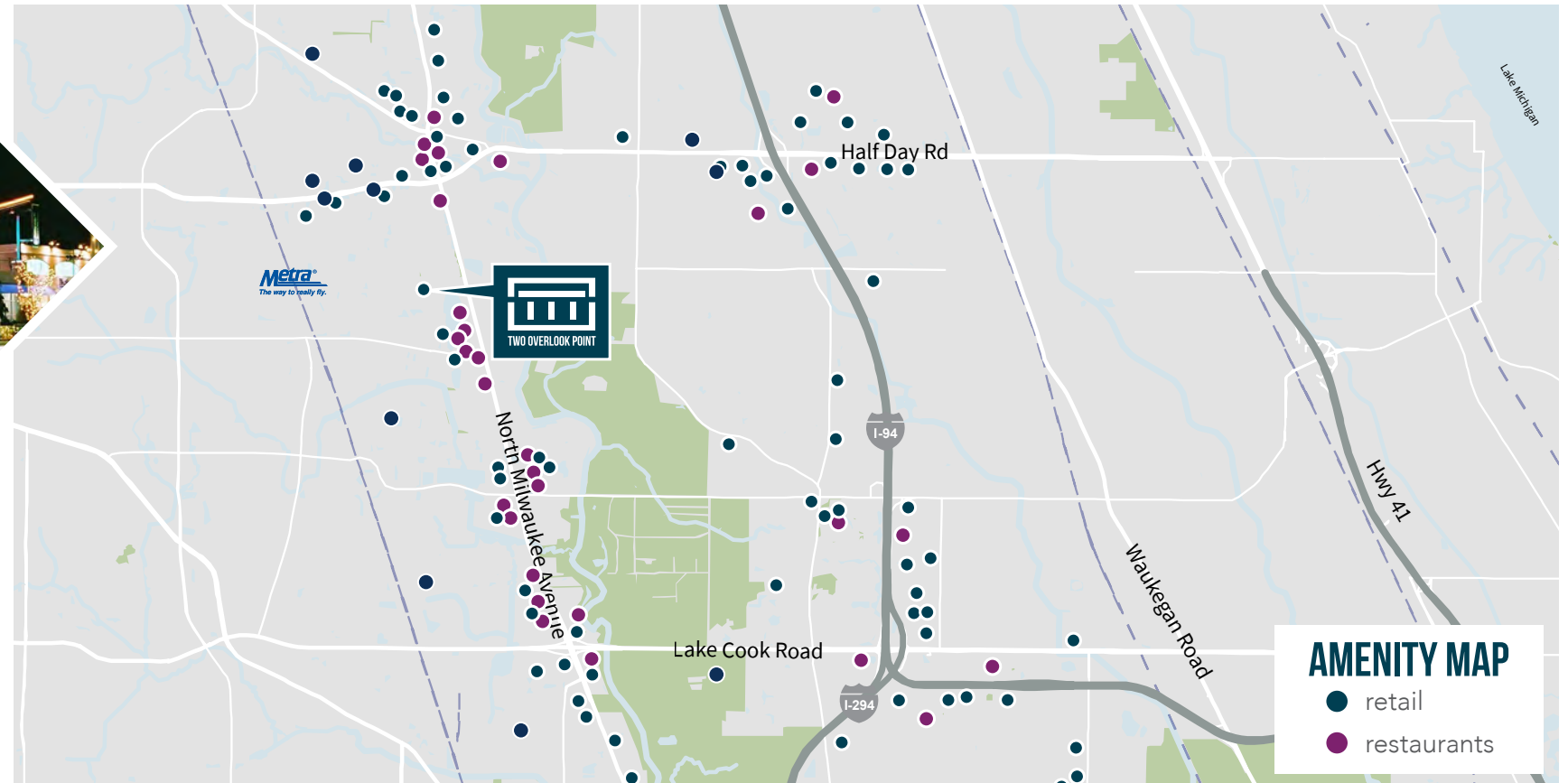


DES PLAINES RIVER



## EXTENSIVE AREA AMENITIES

Two Overlook Point’s strategic location lends itself to an excellent selection of fine and casual dining restaurants, retail centers and hotels that can be accessed within minutes. Two distinct retail developments are proximate to the Property: Lincolnshire Commons and Citypark at Lincolnshire. Lincolnshire Commons offers selective and casual dining options such as Fleming’s Prime Steakhouse, The Cheesecake Factory, Naf Naf Grill and Chipotle among others. Retail destinations at Lincolnshire Commons include Talbots, White House Black Market, Chico’s and LensCrafters. Various lodging options are spread along U.S. Route 45 including, Lincolnshire Marriott Resort, Courtyard Chicago, Hampton Inn & Suites, SpringHill Suites, Staybridge Suites and an Extended Stay America among others. Residents and corporate users also have access to Crane’s Landing, a scenic 18-hole, 6,290 yard golf course offering excellent views of the Des Plaines River.







## CONTACT INFORMATION

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