

4 OVERLOOK POINT | LINCOLNSHIRE IL

Up to 863,000 SF Class A Offices &
26 MW Tier III Capable Data Center in the Chicago MSA



- FOR LEASE -

(847) 231-2492

UNBELIEVABLY CREATIVE RENT OPTIONS AVAILABLE

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PROPERTY OVERVIEW

PROPERTY TYPE Multi-building Class A Offices/
Corporate Campus with Data Center

DATA CENTER 6 MW Tier II+ Ready
26 MW Tier III Capable

YEAR BUILT 1998 (Phase 1) and 1999 (Phase 2)

BUILDING SIZE ± 863,403 Gross Square Feet
± 818,686 Rentable Square Feet

STORIES 6 Stories (two Office buildings)
3 Stories (Data Center building)
2 Stories (connector building)

SITE AREA 30.96 Acres

LOCATION 4 Overlook Point
Lincolnshire IL 60069

PARKING ± 2,346 Structured Parking Spaces
± 807 Surface Spaces

SPACES/1,000 SF 3.85 Spaces per 1,000 SF

TRAFFIC COUNTS I-94 (155,837 VPD)
US-45/Milwaukee Ave (29,186 VPD)

ZONING O/Ia: Offices

POWER & INTERNET Enterprise-scale power infrastructure;
fiber connectivity available

OCCUPANCY All buildings are ready for Immediate
Occupancy



Class A Offices & Data Center

EXECUTIVE QUALITY AMENITIES

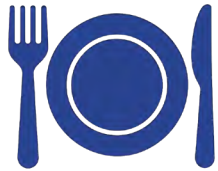


#1 RANKED PUBLIC SCHOOL DISTRICT IN THE U.S.

Lincolnshire is served by Adlai E. Stevenson High School District 125, ranked the #1 public school district in the entire United States (Niche, 2025). The area also benefits from exceptional feeder schools in District 103, making the community a magnet for families seeking top-tier education.

PROXIMITY TO O'HARE AND CHICAGO EXECUTIVE AIRPORTS

Located approximately 17 miles from O'Hare International Airport and just 12 minutes from Chicago Executive Airport, 4 Overlook Point offers seamless access for executive travel and client visits. Immediate I-94 connectivity ensures efficient links to national and international destinations.



ACCESS TO UPSCALE DINING, SHOPPING, AND LODGING

Nearby Lincolnshire Commons and the Marriott Lincolnshire Resort offer refined dining, shopping, and event venues. Executives and employees have access to amenities such as fine dining restaurants, boutique retail, and full-service hotels with conference and wellness facilities within minutes of the property.

ABUNDANT GREEN SPACE AND RESORT-STYLE AMENITIES

The campus is surrounded by premier recreational options including the Ryerson Conservation Area and Audubon-certified Crane's Landing Golf Course. Walking trails, forest preserves, and nearby outdoor venues provide opportunities for relaxation and wellness just outside the office environment.



MINUTES TO DOWNTOWN CHICAGO AND LAKE MICHIGAN

4 Overlook Point combines suburban tranquility with major market access, located approximately 30 miles north of downtown Chicago and 20 miles from Lake Michigan. This prime positioning balances executive convenience with a desirable North Shore location.

Adlai E. Stevenson High School
District No. 125, Rankings in the U.S.



Best School
Districts in America
#1 of 10,561

Class A Offices & Data Center

KEY FEATURES

PREMIER CAMPUS SCALE

Spanning ±863,000 SF across four interconnected buildings, 4 Overlook Point offers large, contiguous space options rarely available in Chicago's North Shore market. The campus layout effectively accommodates corporate headquarters, multi-tenant configurations, or specialty users such as data centers, with robust infrastructure already in place to support diverse operational needs.

EXCEPTIONAL PARKING CAPACITY

With ±3,153 total parking spaces — including three structured garages — the property offers a superior 3.85 spaces per 1,000 SF parking ratio. This rare feature ensures maximum convenience for employees and visitors, making it particularly attractive to large corporate users and technology-driven tenants with substantial parking requirements.

STRATEGIC LOCATION WITH EXCEPTIONAL ACCESS

Located along Milwaukee Avenue (IL-45) and minutes from I-94, the property offers outstanding regional connectivity. Tenants enjoy convenient commutes to downtown Chicago, O'Hare International Airport, Chicago Executive Airport, and the wider North Shore area. Nearby Metra rail service offers additional transportation options for seamless connectivity.

AFFLUENT SURROUNDINGS AND STRONG WORKFORCE

Located in one of Chicago's most desirable and affluent suburbs, the property enjoys access to a highly educated workforce where average household income is approximately \$179,000. The area boasts award-winning schools, including **the #1 ranked Best School District in America** (Niche, 2025) and is surrounded by amenities that enhance both employee satisfaction and corporate reputation - from excellent restaurants and shopping centers to golf courses and natural preserves.

FLEXIBLE ZONING AND REDEVELOPMENT POTENTIAL

The Village of Lincolnshire is open to rezoning and Planned Unit Development (PUD) proposals, providing flexibility for office, medical, residential, or mixed-use redevelopment. With ±31 acres of prime infill land, the site can be customized to meet future market demands while capitalizing on its high-visibility location.

DESIRABLE DEMOGRAPHIC PROFILE

within 5 miles

POPULATION



181,153

DAYTIME EMPLOYEES



145,893

AVERAGE HH INCOME



\$142,274

MEDIAN AGE



43.2

MEDIAN HOME VALUE



\$398,890

DATA CENTER QUICK FACTS

Current Configuration: 6 MW Tier II+ with 3 MW Critical

The main data center at 4 Overlook Point currently occupies two dedicated floors in Building D and features robust infrastructure designed for reliability and uptime. While not formally certified, the facility is consistent with Tier II+ standards and is suitable for enterprise, hybrid, or colocation environments.

POWER & ELECTRICAL

- Dual utility grid service with three underground power feeds
- On-site ComEd ATO gear for automatic switching between lines
- Four UPS systems: 2×750 kW and 2×800 kW, configured in redundant pairs
- Three 1,500 kW diesel generators with RUSS Electric paralleling gear
- 3,000-gallon day tank and 15,000-gallon fuel reserve (approx. 48 hours runtime)

COOLING & REDUNDANCY

- Four 900-ton chillers (only one required for data center load)
- Four cooling towers; redundant pumps across all HVAC systems
- Two 15,000-gallon chilled water storage tanks for emergency cooling
- One 677-ton heat exchanger for free cooling during winter months

MONITORING & SAFETY

- 24/7 onsite monitoring via Siemens Apogee Automation and Simplex Life Safety
- Fire suppression through Johnson Controls pre-action systems in data center and UPS rooms

A 2025 engineering and power study by DW Hammer provides a 24 month roadmap for upgrading the data center to a
**26 MW Tier III Data Center
w/ 19 MW Critical Load**

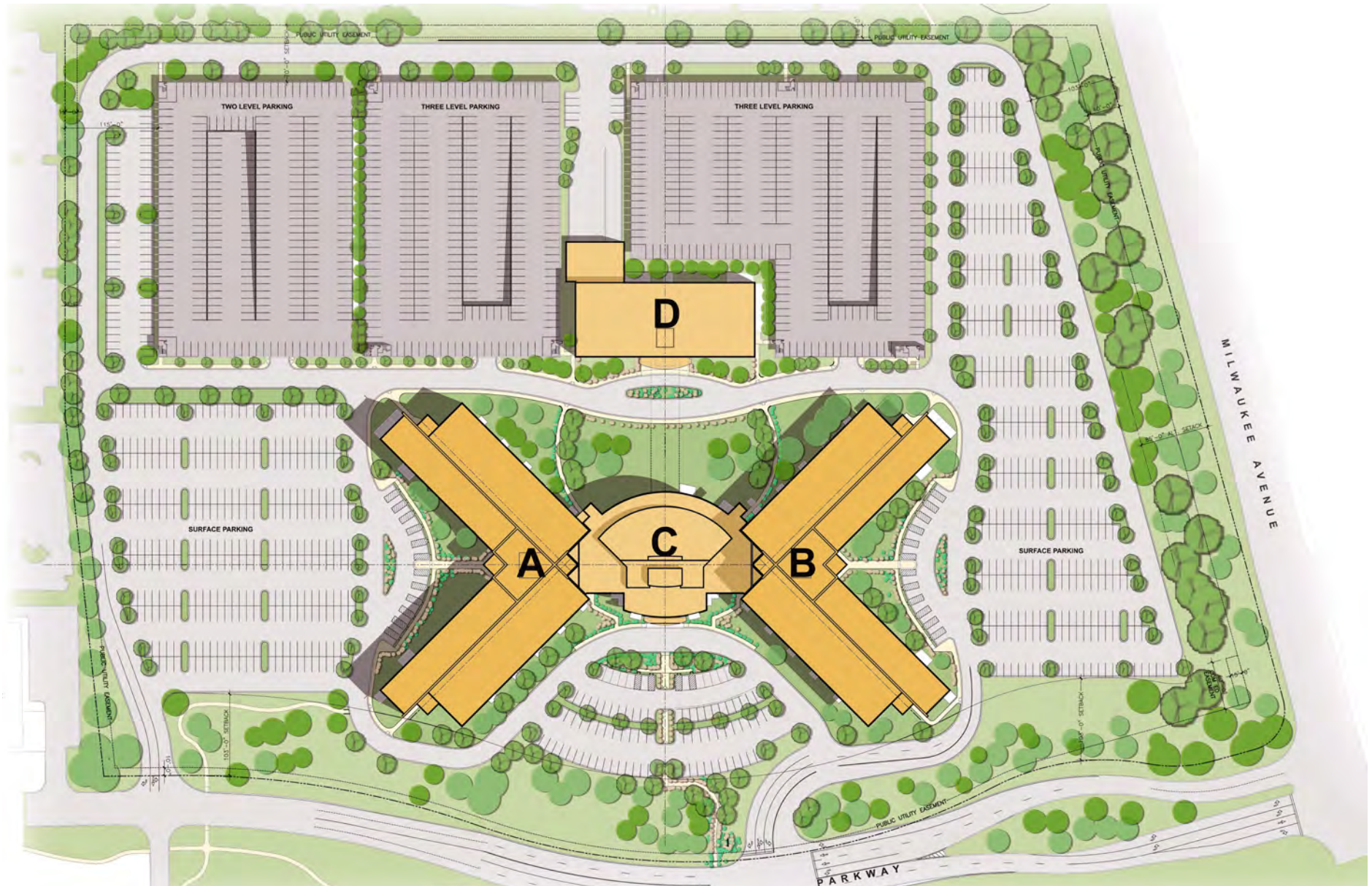
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CURRENT PROPERTY IMPROVEMENTS



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SITE PLAN





±863,403 Sf Office and Data Center Campus on ±31 acres in an affluent Chicago suburb; unbelievable opportunity for a new corporate headquarters



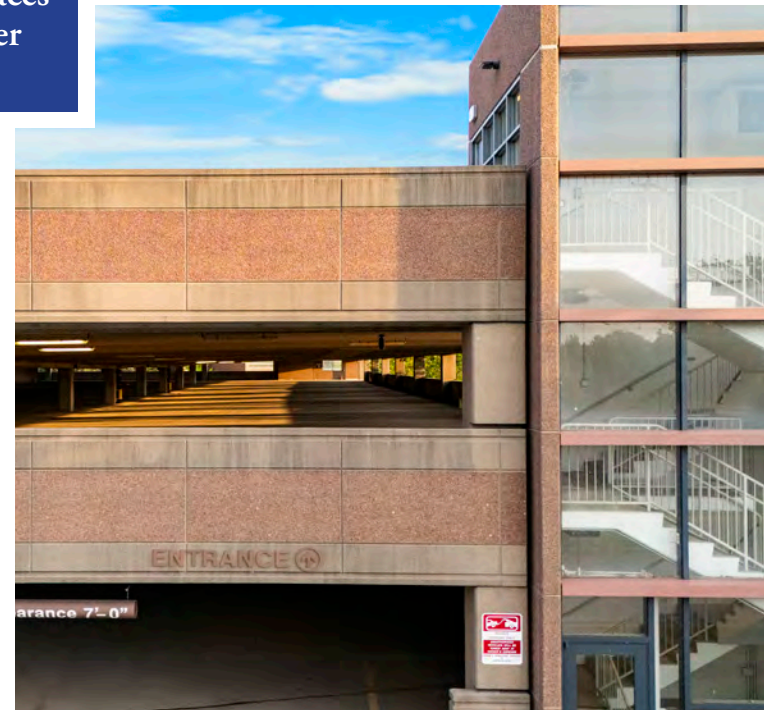


Main on-site 6 MW Data Center spans two floors with Tier II+ redundancy. Upgradable to 26 MW (19 MW Critical) Tier III Data Center



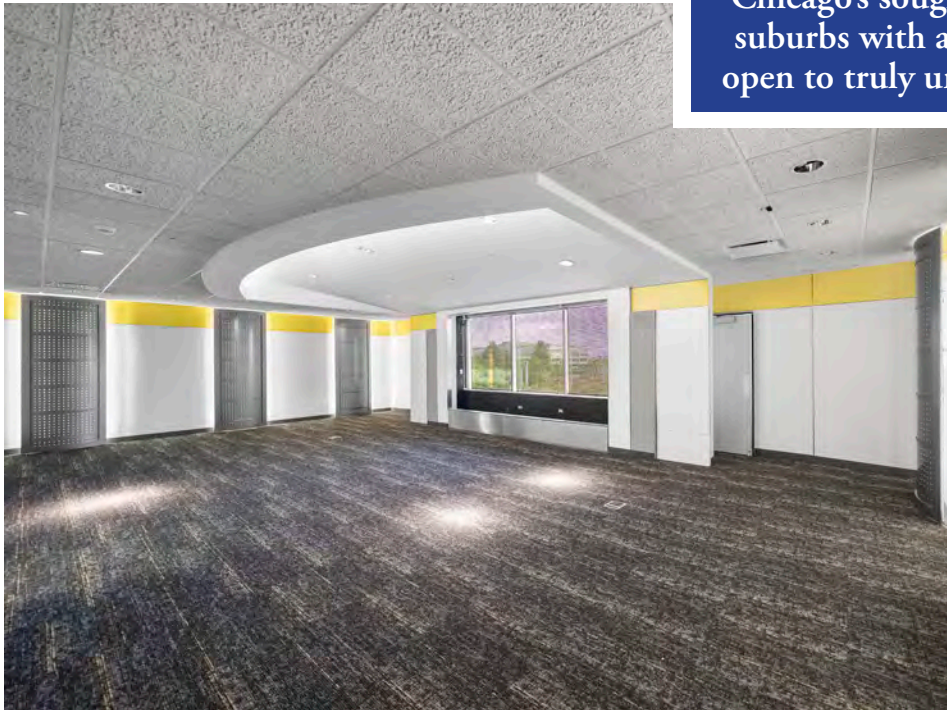


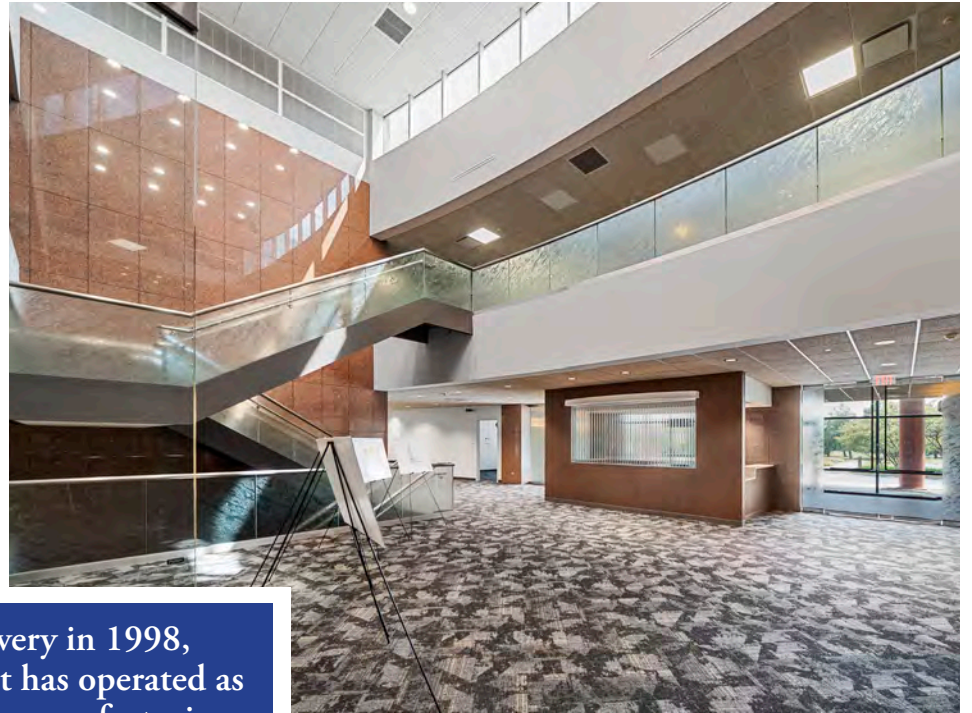
Three structured parking garages provide $\pm 2,346$ stalls, along with an additional ± 807 surface spaces — a generous 3.85 spaces per 1,000 SF ratio





Newly available, this property presents a rare opportunity in Chicago's sought-after northern suburbs with a private landlord open to truly unique dealmaking





Since its delivery in 1998,
4 Overlook Point has operated as
a major office campus featuring
a cafeteria, full kitchen, doctor's
office, conference center, & more



Class A Offices & Data Center

LOCATION & MARKET

- Located in Lincolnshire, one of Chicago’s most affluent suburbs, with immediate access to I-94, Prairie View Metra, and both O’Hare and Chicago Executive Airports nearby
- Surrounded by an exceptionally educated workforce and top-tier talent pipeline; local schools include Adlai Stevenson High School, ranked #1 in the U.S.
- Positioned near upscale retail, dining, golf, and forest preserves, with ±181,000 residents and ±146,000 employees within a 5-mile radius

The following table summarizes the local demographics profile around 4 Overlook Point:

DEMOGRAPHIC PROFILE			
Distance from Subject:	1 mile	5 miles	10 miles
2024 Population	4,623	181,153	682,475
Forecasted 2029 Population	4,671	178,707	669,654
% Change 2024 to 2029	0.2%	-0.3%	-0.4%
2024 Households	2,078	68,173	254,870
Forecasted 2029 Households	2,117	67,149	249,466
% Change 2024 to 2029	0.4%	-0.3%	-0.4%
2024 Median Home Value	\$516,442	\$398,890	\$406,828
2024 Daytime Demographics	18,407	145,893	468,114
2024 Average Household Income	\$153,331	\$142,274	\$140,625
2024 Median Age	50.8	43.2	43.1
Bachelor’s Degree or Higher	71%	59%	56%



PROPERTY DESCRIPTION

4 Overlook Point is a premier 863,000 SF Class A office & data campus situated on 31 acres in Lincolnshire, Illinois. The property features two six-story offices, a three-story data center, a two-story connector, and abundant parking with over 3,100 spaces. Strategically located along Milwaukee Ave with easy access to I-94, it offers excellent visibility and connectivity to Chicago, the Chicago Executive Airport, & O’Hare International. Surrounded by top amenities and within an affluent, highly educated labor pool, 4 Overlook Point presents an exceptional leasing opportunity for corporate users seeking a prestigious suburban address with flexible, large-block availability.

LINCOLNSHIRE QUICK FACTS

Lincolnshire, Illinois is an affluent northern suburb of Chicago situated in Lake County, about 30 miles from the Loop. The village enjoys excellent connectivity to Chicago, O'Hare International Airport (approximately 16 miles away), and neighboring suburbs through direct access to I-94 and major regional thoroughfares including Milwaukee Avenue and Half Day Road. Commuters benefit from the nearby Prairie View Metra station's rail service, while Chicago Executive Airport, just 5 miles away, offers additional transportation options.

Known for its exceptional quality of life, highly educated residents, and strong economic foundation, Lincolnshire features a 2023 average household income of about \$179,000, with more than three-quarters of adults holding at least a bachelor's degree (source: census.gov). The community is home to Adlai E. Stevenson High School, consistently ranked the #1 public high school in the U.S., making the area particularly attractive to families and professionals seeking premium education and housing options. The area's educational landscape is further enhanced by proximity to prestigious institutions like Northwestern University and Lake Forest College.

Both residents and businesses enjoy Lincolnshire's perfect balance of suburban peace and urban convenience. The community offers upscale dining, high-end shopping, beautiful forest preserves, golf courses, and luxury amenities including the Marriott Lincolnshire Resort. With its prime location, skilled workforce, and business-friendly governance, Lincolnshire stands out as one of the most desirable commercial centers in the Chicago metropolitan region.



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TRADE AERIAL



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NORTH-FACING AERIAL



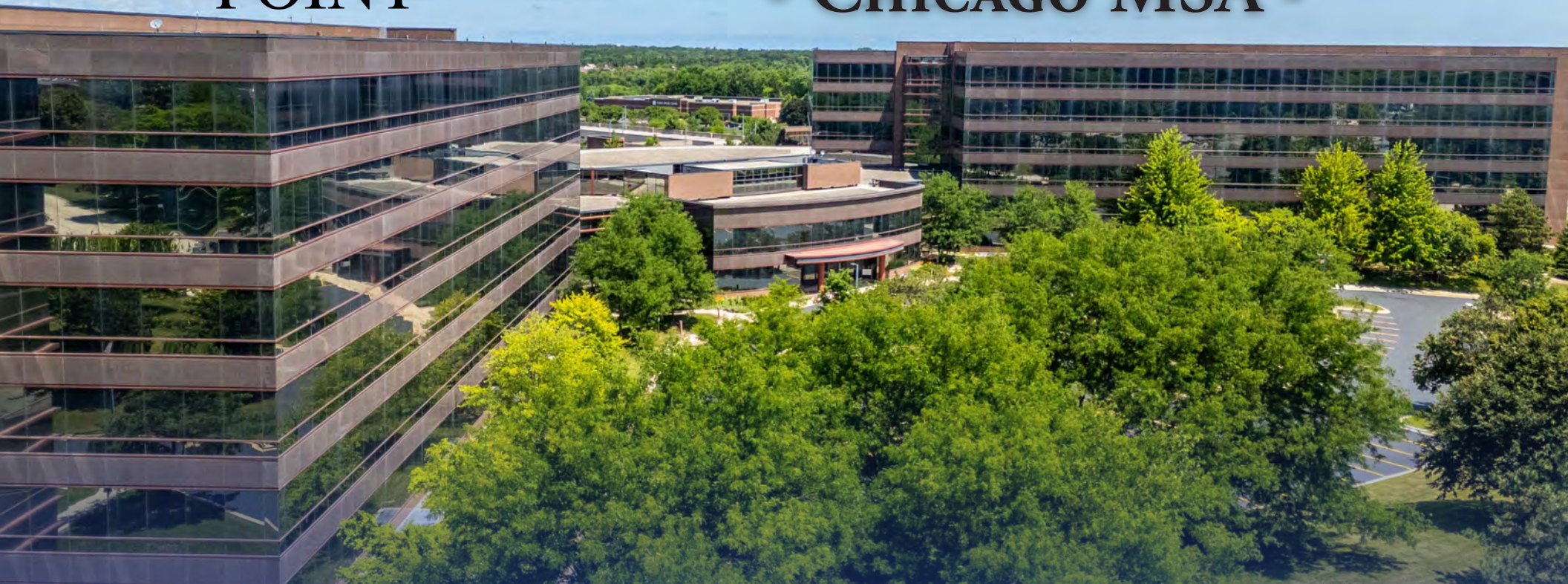
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SOUTH-FACING AERIAL





±863,403 SF CLASS A OFFICES
WITH 26 MW TIER III
CAPABLE DATA CENTER
- CHICAGO MSA -



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