



WOODCREST
CAPITAL, LLC

4 Overlook Point Lincolnshire IL

26 MW Tier III Capable Data Center Campus

LEASING
(817) 927-0050

**Data Center
Office**

AVAILABLE

Data Center:
84,830 SF
Offices:
778k SF



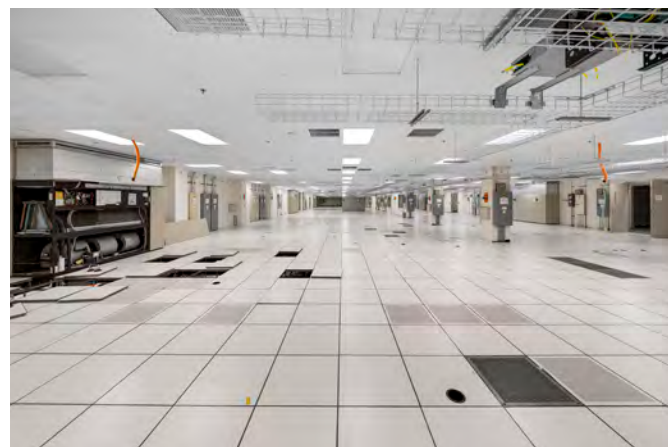
Scan Me!



Full Property Flyer

- 26 MW Tier III Capable w/ 19 MW Critical
- 6 MW Tier II+ Ready
- Chicago MSA
- Optional Co-Located 778k SF, 3 Building Office/Corporate Campus Available
- #1 School District in the USA

Unicorn Building
Unbelievable Lease Rates!



Demographics	1-mile*	3-mile	5-mile
Population	4,623	56,167	181,153
Households	2,078	20,518	68,173
Average HH Income	\$153,331	\$160,438	\$142,274

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Nearby Corporate Headquarters:

CDW (CDW)	Zebra Technologies (ZBRA)
Discover (DFS)	Baxter International (BAX)
AbbVie (ABBV)	Abbott Laboratories (ABT)
Grainger (GWW)	Camping World (CWH)
Walgreens (WBA)	Fortune Brands (FBIN)
Alight Solutions (ALIT)	CF Industries (CF)
Packaging Corporation of America (PKG)	



Traffic data by GoStar Group 2025 dataset. Map locations approximate

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