

HAMILTON  
PARTNERS

HAMILTON LAKES BUSINESS PARK • ITASCA, ILLINOIS

# 500 Park Boulevard

500 Park Boulevard, Itasca, Illinois 60143

PREPARED FOR SUITE 780 • 2,238 RSF

Fourteen floors on the lakes of Hamilton Lakes — connected under one roof to The Westin and the Hamilton Lakes Athletic Club.



## THE BUILDING

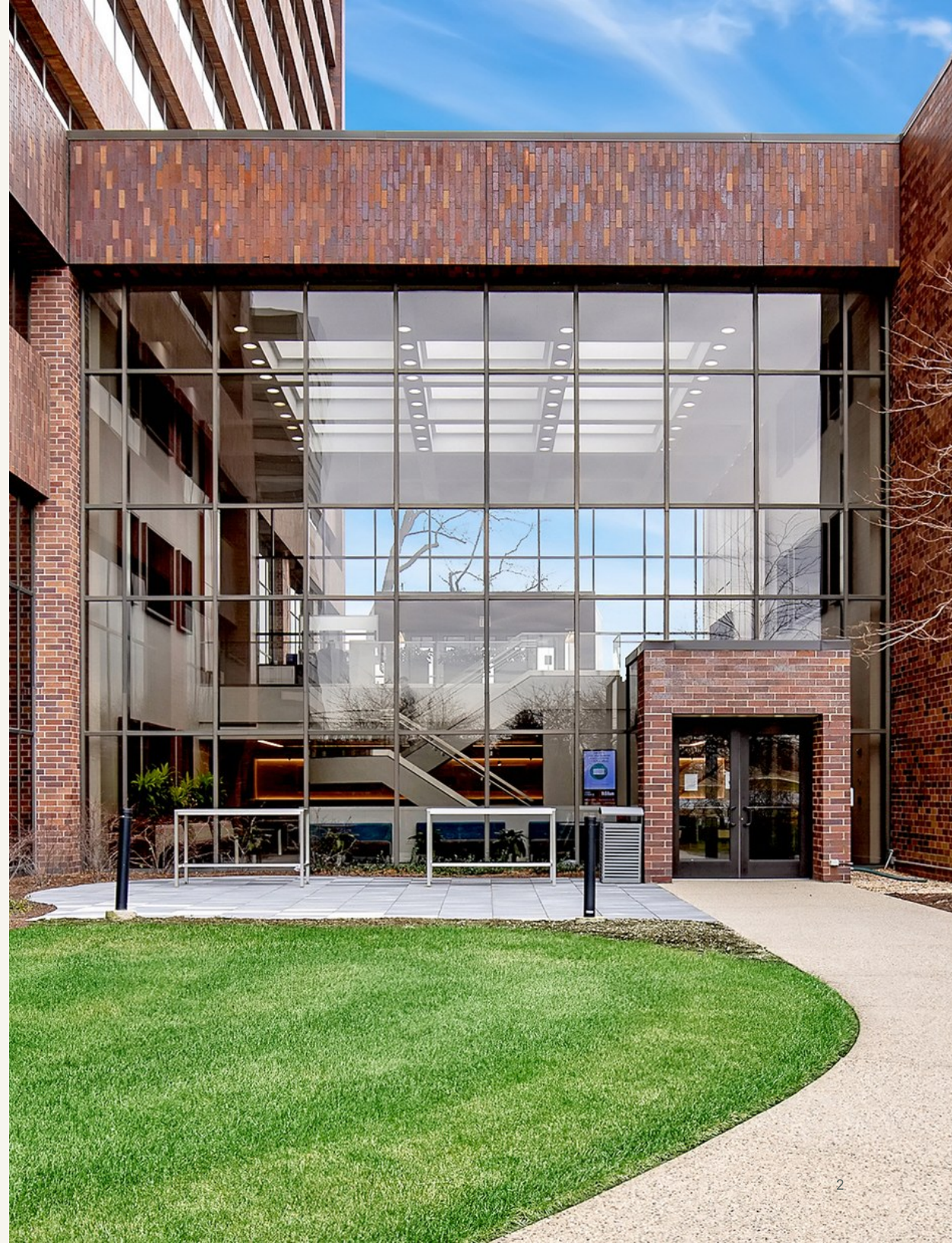
# Work. Meet. Stay. All connected.

Premium corporate office space with the Westin next door. 500 Park Boulevard is 450,614 square feet of Class A office in Hamilton Lakes, joined directly to The Westin Chicago Northwest and the Hamilton Lakes Athletic Club — a hotel, conference facilities, restaurants and a full athletic club, all reached without stepping outside.

Floor plates run 24,000 square feet around a three-story atrium, with suites available from 555 square feet to a furnished full floor.

Hamilton Partners developed the building, owns it, and manages it from the park — leasing, engineering, and property management are all on site.

500 PARK BOULEVARD



## AT A GLANCE

# Specifications

### RENTABLE AREA

450,614 SF

### TYPICAL FLOOR PLATE

24,000 SF

### DIVISIBLE

Yes

### STORIES

14

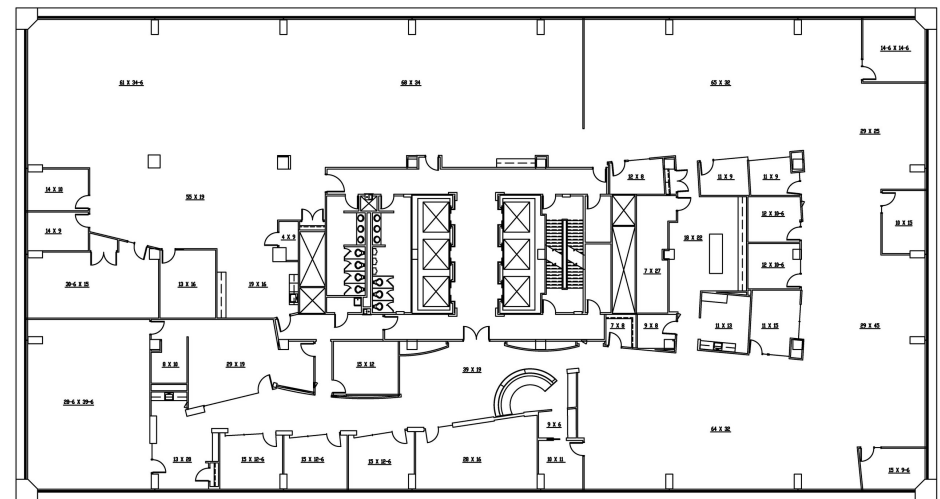
### PARKING RATIO

3.4 / 1,000 SF

### CERTIFICATION

LEED Gold ·  
Energy Star

- Connected to The Westin Chicago Northwest
- Connected to Hamilton Lakes Athletic Club
- Three-story atrium
- On-site Hamilton Partners management
- 24-hour manned security station
- Decked parking
- On-site dining
- Tenant WiFi lounge
- AT&T, Comcast and Verizon service



Floor 3 shown — 23,836 SF, marketed furnished; typical floor plate 24,000 SF. Ask leasing for a test fit.

## ARRIVAL

# Three stories of daylight at the door.

The rebuilt entry opens into a three-story atrium: bronze lettering on a marble wall, an open stair behind glass rails, and two storeys of window.

Lobby, corridors and elevator lobbies were renovated together in stone, wood and glass.



The atrium runs the height of the building's podium; the stair connects the lobby levels and the concourse.



## IN THE BUILDING

# A hotel, a health club, and lunch — without a coat.

500 Park connects directly to The Westin Chicago Northwest and the Hamilton Lakes Athletic Club: hotel rooms for visitors, conference facilities, restaurants, and a full gym and pool, all reached indoors.

Inside the building itself: a tenant WiFi lounge, on-site dining, decked parking, and a 24-hour manned security station.



The WiFi lounge seats work sessions and one-on-ones off the atrium; the Athletic Club and the Westin are connected to the building.





## HAMILTON LAKES BUSINESS PARK

# An office park you can walk out into.

Hamilton Lakes is 3.5 million square feet of Class A office across eight buildings, built and still owned by Hamilton Partners, at IL-390 and I-355 in Itasca.

The campus is organised around its lakes: a 2.5-mile walking path, open lawn, and parking tucked into decks and structures instead of spread across surface lots. Tenants of any building in the park use every amenity in it.



- Hamilton Lakes Athletic Club
- Indoor lap pool
- Full-size basketball court
- Spin and group fitness studios



- The Westin Chicago Northwest
- Hyatt Place
- Hotel conference facilities
- Four on-campus restaurants

- Bright Horizons child care
- 2.5-mile lakeside walking path
- Covered and structured parking
- On-site Hamilton Partners management

## AVAILABLE SPACE

# 555 to 23,836 square feet.

| SUITE | FLOOR | RENTABLE SF |
|-------|-------|-------------|
| 875   | 8     | 555         |
| 850   | 8     | 1,049       |
| 199 C | C     | 1,568       |
| 776   | 7     | 1,798       |
| 1275  | 12    | 1,804       |
| 905   | 9     | 1,854       |
| 950   | 9     | 1,926       |
| 125   | 1     | 2,153       |
| ► 780 | 7     | 2,238       |
| 290C  | 2C    | 2,494       |
| 250C  | 2C    | 3,335       |

| SUITE               | FLOOR | RENTABLE SF |
|---------------------|-------|-------------|
| 1105                | 11    | 3,684       |
| 100                 | 1     | 3,776       |
| 1050                | 10    | 4,125       |
| 910                 | 9     | 4,231       |
| 725                 | 7     | 5,160       |
| 120                 | 1     | 6,805       |
| 255C                | 2C    | 9,889       |
| 800                 | 8     | 10,679      |
| 2nd Floor Concourse | 2C    | 19,655      |
| 300 - Furnished     | 3     | 23,836      |

Twenty-one suites are available today — from a one-office suite to a furnished full floor, ready for move-in.

Every suite is offered turnkey: Hamilton Partners designs and builds the space with its own construction group, on terms set to the deal rather than to a rate card.

Availability as of August 2026 and subject to change. Rental rates are quoted per deal — term, condition and build-out all move the number — so call leasing rather than a rate sheet.



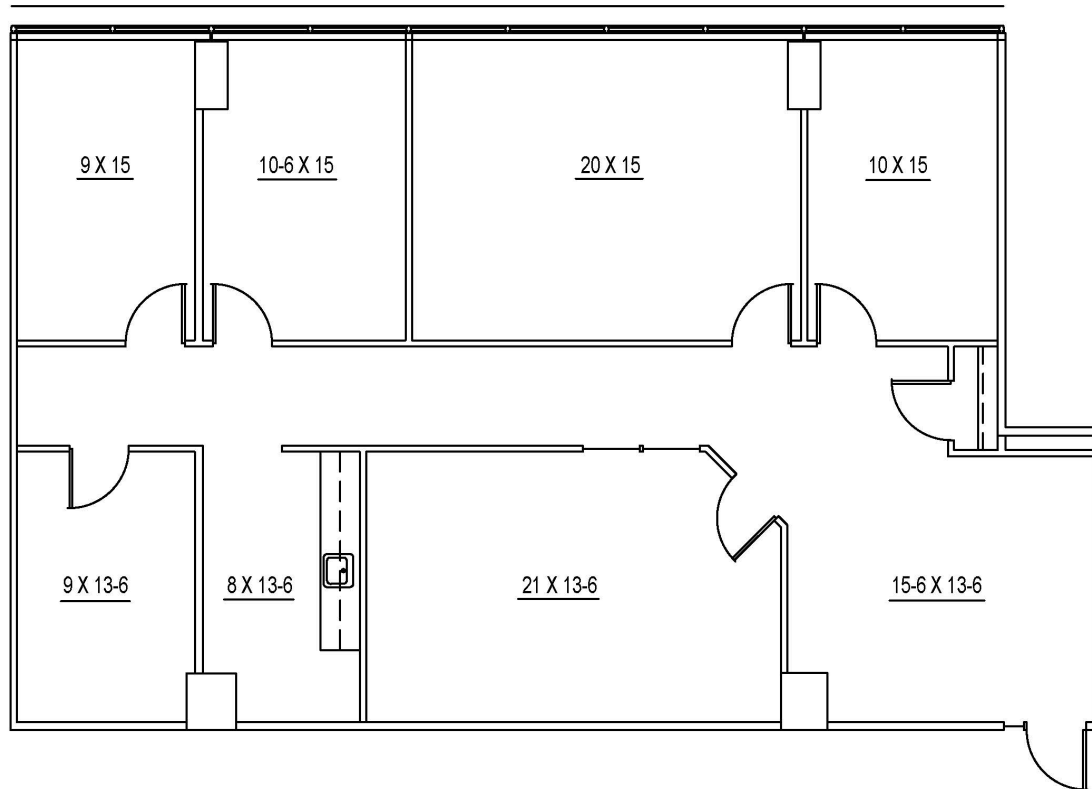
The tenant WiFi lounge off the atrium.



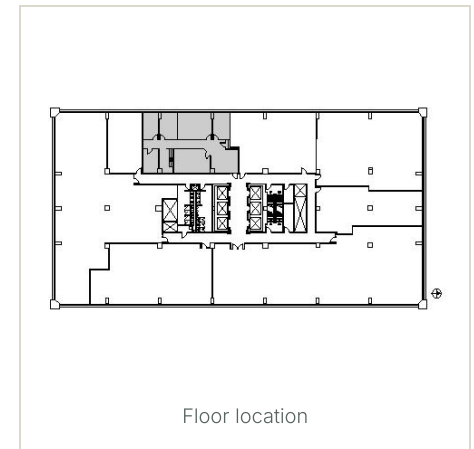
On-site dining, off the atrium.

# Suite 780

FLOOR 7 · 2,238 RSF



- 2,238 rentable square feet
- Floor 7



Plan as marketed on [hamiltonpartners.com](http://hamiltonpartners.com).  
Ask leasing for a test fit.



## ITASCA, ILLINOIS

# Location

Itasca sits 25 miles northwest of downtown Chicago in DuPage County, at the crossing of IL-390 and I-290 — with the Itasca Metra station a five-minute drive from the lobby.

Sources: Cushman & Wakefield Itasca market data (2026); Civic Federation effective property-tax study.



Low DuPage County taxes



Direct Metra rail link to the Loop



Median household income of \$114,294



Illinois' Best Affordable Suburb — BusinessWeek



15 minutes to O'Hare International Airport



Direct access to IL-390, I-290 and I-355



25,654 people work in ZIP 60143

IN THE NEIGHBOURHOOD

# Around the park.



290

390

500 PARK BOULEVARD

THORNDALE AVE

HAMILTON LAKES BUSINESS PARK

W IRVING PARK RD

ARLINGTON HEIGHTS RD

DEVON AVE

PROSPECT AVE

ITA METRA

19

500 Park Boulevard, starred in green, with the retail, dining and hotels within about ten minutes of the front door — and The Westin and the Athletic Club connected to the building itself.

500 PARK BOULEVARD

## DINING

- 1 Fox & Turtle
- 2 Daddy O's Diner
- 3 Tree Guys Pizza Pub
- 4 Cucina Casale
- 5 Fulla Beans Cafe
- 6 Buona
- 7 Besa Mi Taco
- 8 Buffalo Wild Wings
- 9 Panera Bread
- 10 Chipotle
- 11 Starbucks
- 12 Bently's Pancake House
- 13 Toscani
- 14 Dairy Queen
- 15 Brown's Chicken

## RETAIL & GROCERY

- 1 Target
- 2 Jewel-Osco (Wood Dale)
- 3 Jewel-Osco (Elk Grove)
- 4 KD Fresh Market

## HOTELS

- 1 The Westin Chicago Northwest
- 2 Hyatt Place Chicago / Itasca
- 3 Country Inn & Suites
- 4 Extended Stay America

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Hamilton Partners developed 500 Park Boulevard, owns it, and leases it in house. There is no third party between you and the decision.

[hamiltonpartners.com](http://hamiltonpartners.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Availability and terms are subject to change without notice.

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