HAMILTON PARTNERS



HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

333 Pierce Road

333 Pierce Road, Itasca, Illinois 60143

PREPARED FOR SUITE 400 · 1,726 RSF

Four floors around a glass rotunda — a WiFi lounge, a conference room, and a full floor available at 25,147 square feet.

THE BUILDING

A rotunda for a front door.

333 Pierce Road is 101,711 square feet of Class A office over four floors in Hamilton Lakes, built around a curved glass rotunda that brings daylight into the middle of every floor.

Floor plates run 26,000 square feet in a shallow chevron, so almost every office sits on a window line — and a full floor is available today at 25,147 square feet.

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



AT A GLANCE

Specifications

RENTABLE AREA
101,711 SF

STORIES
4

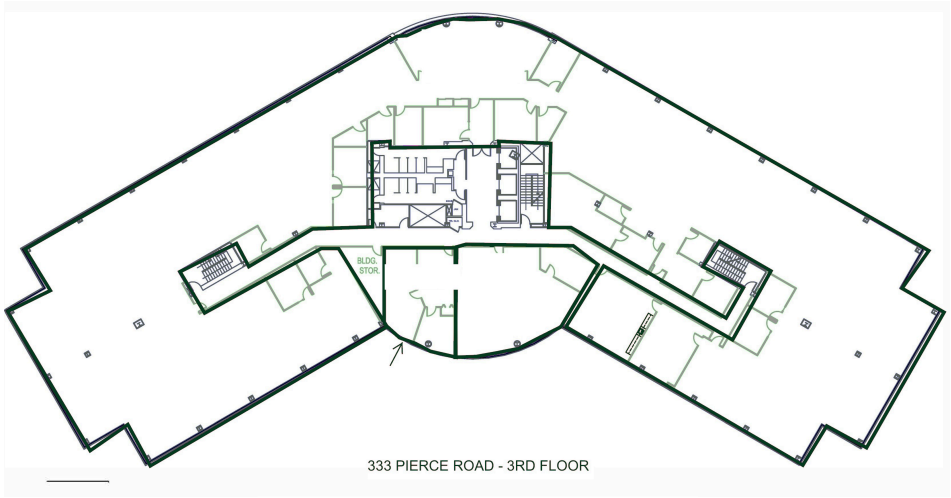
TYPICAL FLOOR PLATE
26,000 SF

PARKING RATIO
3.83 / 1,000 SF

DIVISIBLE
Yes

CERTIFICATION
Energy Star

- Four-story Class A building
- Curved glass rotunda lobby
- WiFi lounge
- Building conference room
- On-site Hamilton Partners management
- Surface parking at the door
- Access to all Hamilton Lakes amenities
- Low DuPage County property taxes



Third floor shown — 25,147 SF available; typical floor plate 26,000 SF. Ask leasing for a test fit.

ARRIVAL

Daylight in the middle of the plan.

The rotunda is the building's front door and its centre: a curved wall of glass two storeys high, with seating set into the curve.

The corridor beyond carries the 333 Pierce medallion and runs to both wings.





The rotunda seats visitors in the daylight; the corridor beyond runs the length of the chevron to both wings.



IN THE BUILDING

A lounge that isn't a lobby.

The WiFi lounge is a room of its own — reclaimed wood, soft seating, a market wall and a television — for the parts of the day that don't belong at a desk.

A building conference room handles training days and all-staff sessions, and books through on-site management.





Both rooms are shared by the building's tenants and sit steps from the rotunda.





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

1,726 to 25,147 square feet.

SUITE	FLOOR	RENTABLE SF
▸ 400	4	1,726
120	1	2,527
225	2	3,675

SUITE	FLOOR	RENTABLE SF
415	4	20,287
300	3	25,147

> 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.

Five suites are available today, including a full third floor at 25,147 square feet and 20,287 square feet on the fourth.

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.



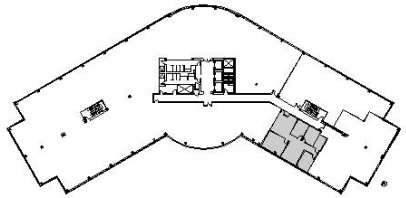
333 Pierce sits mid-campus, minutes from IL-390 and I-290.

Suite 400

FLOOR 4 · 1,726 RSF



- 1,726 rentable square feet
- Floor 4



Floor location

Plan as marketed on 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
- 15 minutes to O'Hare International Airport
- Direct Metra rail link to the Loop
- Direct access to IL-390, I-290 and I-355
- Median household income of $114,294
- 25,654 people work in ZIP 60143
- Illinois' Best Affordable Suburb — BusinessWeek

IN THE NEIGHBOURHOOD

Around the park.



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

333 Pierce Road, starred in green, with the retail, dining and hotels within about ten minutes of the front door — plus the Westin, the Athletic Club and four restaurants inside Hamilton Lakes itself.

HAMILTON PARTNERS

333 Pierce Road

333 Pierce Road, Itasca, Illinois 60143

Hamilton Partners developed 333 Pierce Road, owns it, and leases it in house. There is no third party between you and the decision.

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.

FOR LEASING INFORMATION

Graham Hamilton
LEASING
630-250-4920
847-347-4800 (c)
ghamilton@hpre.com

Patrick McKillen
LEASING
630-250-4907
847-269-4779 (c)
pmckillen@hpre.com

Scott Schroeder
LEASING
630-250-4898
sschroeder@hpre.com

Paul O'Connor
LEASING
630-250-4876
poconnor@hamiltonpartners.com