HAMILTON PARTNERS

HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

150 Pierce Road

150 Pierce Road, Itasca, Illinois 60143

PREPARED FOR SUITE 110 - FURNISHED · 2,718 RSF

Six floors of Class A office built for a company that wants the whole floor — and a lobby that tells visitors they found the right building.

THE BUILDING

A headquarters that fits on one floor.

150 Pierce Road is 184,549 square feet over six floors in Hamilton Lakes, laid out for a corporate headquarters: 30,000-square-foot floor plates, parking at four spaces per thousand, and covered parking at the door.

Suites run from a furnished 1,706 square feet to 21,410 contiguous — a full floor for a company that wants its whole operation on one level.

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
184,549 SF

STORIES
6

TYPICAL FLOOR PLATE
30,000 SF

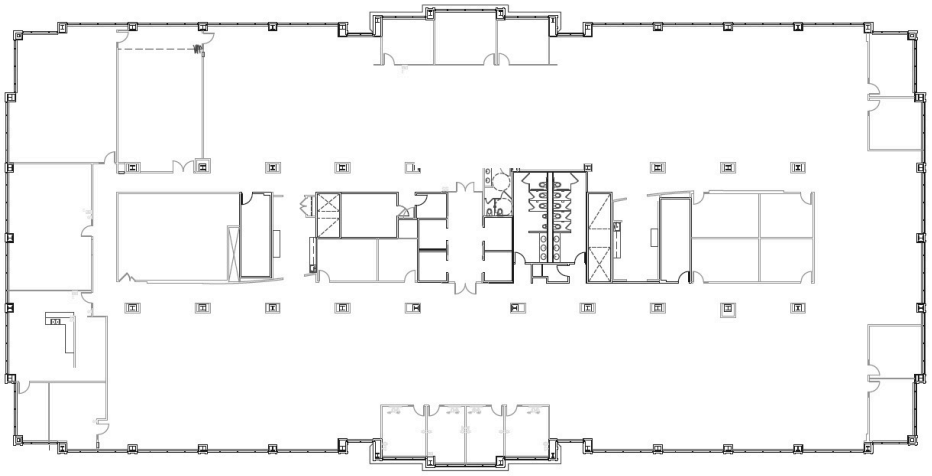
PARKING RATIO
4.0 / 1,000 SF

DIVISIBLE
Yes

CERTIFICATION
LEED Gold · Energy Star

- Six-story Class A building
- Second-floor lounge and conference rooms
- Building conference room
- High-quality cafeteria

- Covered parking
- On-site Hamilton Partners management
- Furnished suites available
- LEED Gold and Energy Star certified



Typical full floor — approximately 30,000 rentable square feet, column-free at the perimeter with a central core. Ask leasing for a test fit.

ARRIVAL

A lobby in wood and stone.

The atrium lobby runs the height of the building in warm wood and polished stone, with the 150 Pierce mark set into the floor.

A second-floor lounge and conference rooms sit directly above it, shared by the building's tenants.

Covered parking sits under the building; the second-floor lounge and conference rooms are shared by all tenants.

MOVE-IN READY

Two suites you can move into furnished.

Suites 110 and 220 are offered furnished and ready — desks, conference rooms, and a finished pantry already in place.

Everything else is offered turnkey: Hamilton Partners designs and builds the space with its own construction group.

Photographed in Suite 220 — furnished and available today at 1,706 square feet.

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

1,706 to 21,410 square feet.

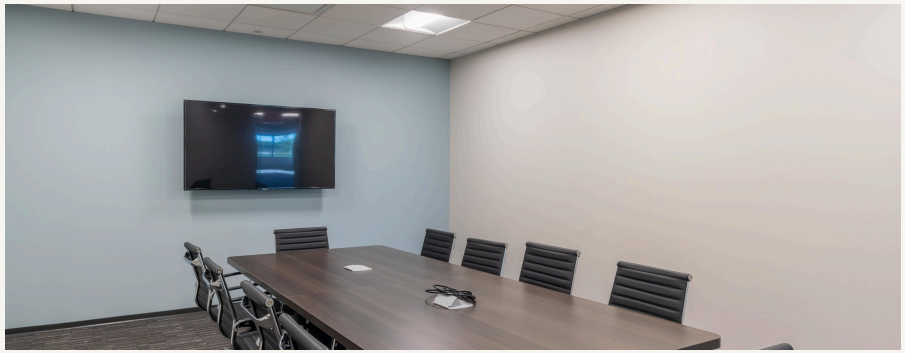
SUITE	FLOOR	RENTABLE SF
220 — furnished	2	1,706
‣ 110 — furnished	1	2,718
200	2	4,660
675	6	4,664

SUITE	FLOOR	RENTABLE SF
625	6	6,061
625/675	6	10,725
500	5	21,410

> 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.

Seven suites are available today, including two offered furnished and a full fifth floor at 21,410 square feet.

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.

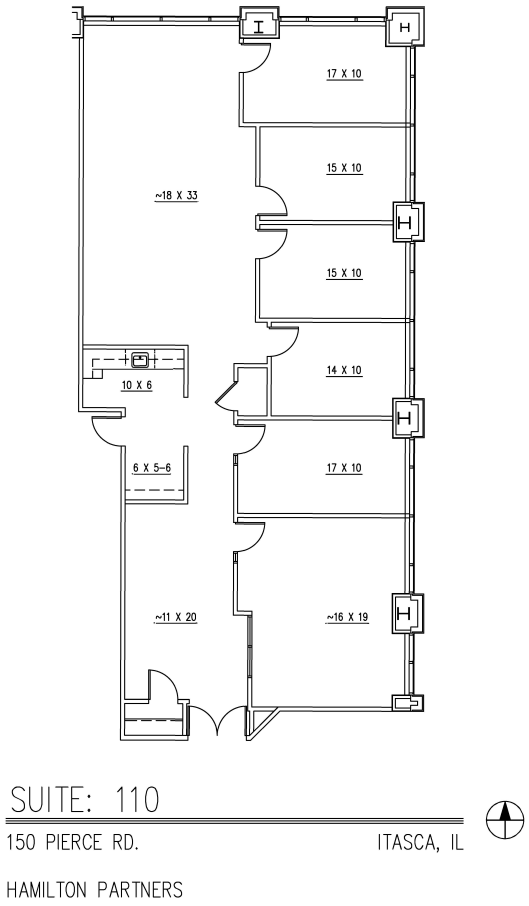


Suite 220, furnished.

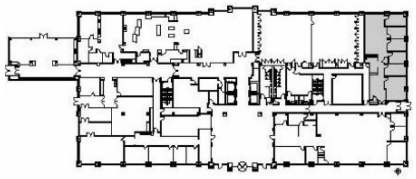
Suite 220, furnished.

Suite 110 - Furnished

FLOOR 1 · 2,718 RSF



- 2,718 rentable square feet
- Floor 1



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
- 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.

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

150 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.

Map data (c) OpenStreetMap contributors

HAMILTON PARTNERS

150 Pierce Road

150 Pierce Road, Itasca, Illinois 60143

Hamilton Partners developed 150 Pierce Road, owns it, and leases it in house. There is no third party between you and the decision.

hamiltonpartners.com

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