HAMILTON PARTNERS

HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

One Pierce Place

One Pierce Place, Itasca, Illinois 60143

PREPARED FOR SUITE 900 WEST · 32,392 RSF

Sixteen floors above the lakes of Hamilton Lakes — the best office views in the western suburbs, owned and managed by the firm that built it.

THE BUILDING

The one you can see from the tollway.

One Pierce Place is the signature building of Hamilton Lakes: sixteen floors, 525,422 square feet, standing over the park's lakes at IL-390 and I-355 in Itasca.

Floor plates run 32,838 square feet, column-free at the perimeter and glazed on all four sides, so a full floor gets daylight from every direction and a small suite still gets a window line.

Hamilton Partners developed the building, owns it, and manages it from the park — leasing, engineering, and property management are all on site, and decisions about your space get made by the people who answer the phone.

AT A GLANCE

Specifications

RENTABLE AREA
525,422 SF

STORIES
16

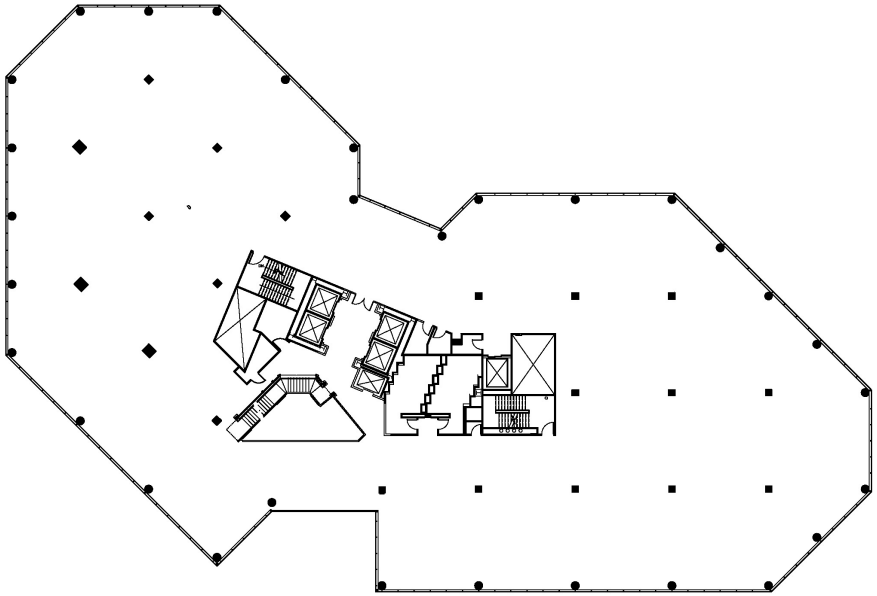
TYPICAL FLOOR PLATE
32,838 SF

PARKING RATIO
3.9 / 1,000 SF

DIVISIBLE
Yes

CERTIFICATION
LEED Gold · Energy Star

- On-site Hamilton Partners management
- 24-hour manned security
- Covered and executive parking
- Conference center seating 70
- Newly renovated fitness center
- Delicatessen
- Sundry shop
- Two-story glass atrium lobby
- Tenant lounge and café seating
- AT&T, Comcast and Verizon service



Typical floor plate — 32,838 SF, column-free at the perimeter with a compact central core. Ask leasing for a test fit.

ARRIVAL

A lobby with a horizon.

The lobby runs two stories of glass along the west face, so the first thing anyone sees on the way in is the lake and the park behind it.

Seating, café tables and soft-seat groupings sit off the main path — a place to take a call or meet someone without booking a room.

The bronze horses at the entry drive have marked the address since the building opened — the easiest set of directions in the park.

IN THE BUILDING

Everything a floor of your own can't hold.

A conference center off the lobby seats 70 and books through building management, so a company in 3,200 square feet can still get the whole staff in one room.

The fitness center was rebuilt for tenants who would rather not leave at lunch. A delicatessen and sundry shop cover the rest of the day, and covered parking means you arrive dry.

The delicatessen is on the lobby level; the conference center books through on-site management.

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

3,215 to 71,688 square feet.

SUITE	FLOOR	RENTABLE SF
345 West	3	3,215
350 East	3	3,877
355 West	3	4,252
500 West	5	7,867
500 East	5	15,137
‣ **900 West**	**9**	**32,392**
1000 West	10	32,392
1200 West	12	7,932
1227 West	12	16,630

SUITE	FLOOR	RENTABLE SF
1325 West	13	3,239
1300 West	13	9,249
1375 West	13	9,792
1450 West	14	10,755
1425 West	14	21,969
1400 West	14	32,724
1500 West	15	32,187
1600 West	16	6,777
1400/1500/1600 West	14–16	71,688

Eighteen suites are available today, from a three-window starter suite to three contiguous floors joined by a monumental stair.

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.

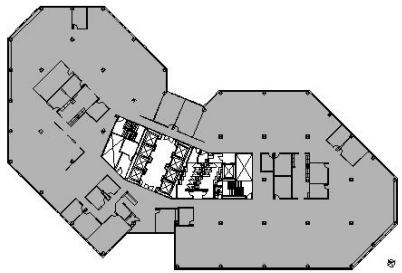
Rendering — proposed build-out, floor 15.

Rendering — proposed build-out, floor 16.

Suite 900 West

FLOOR 9 · 32,392 RSF

- 32,392 rentable square feet
- Floor 9

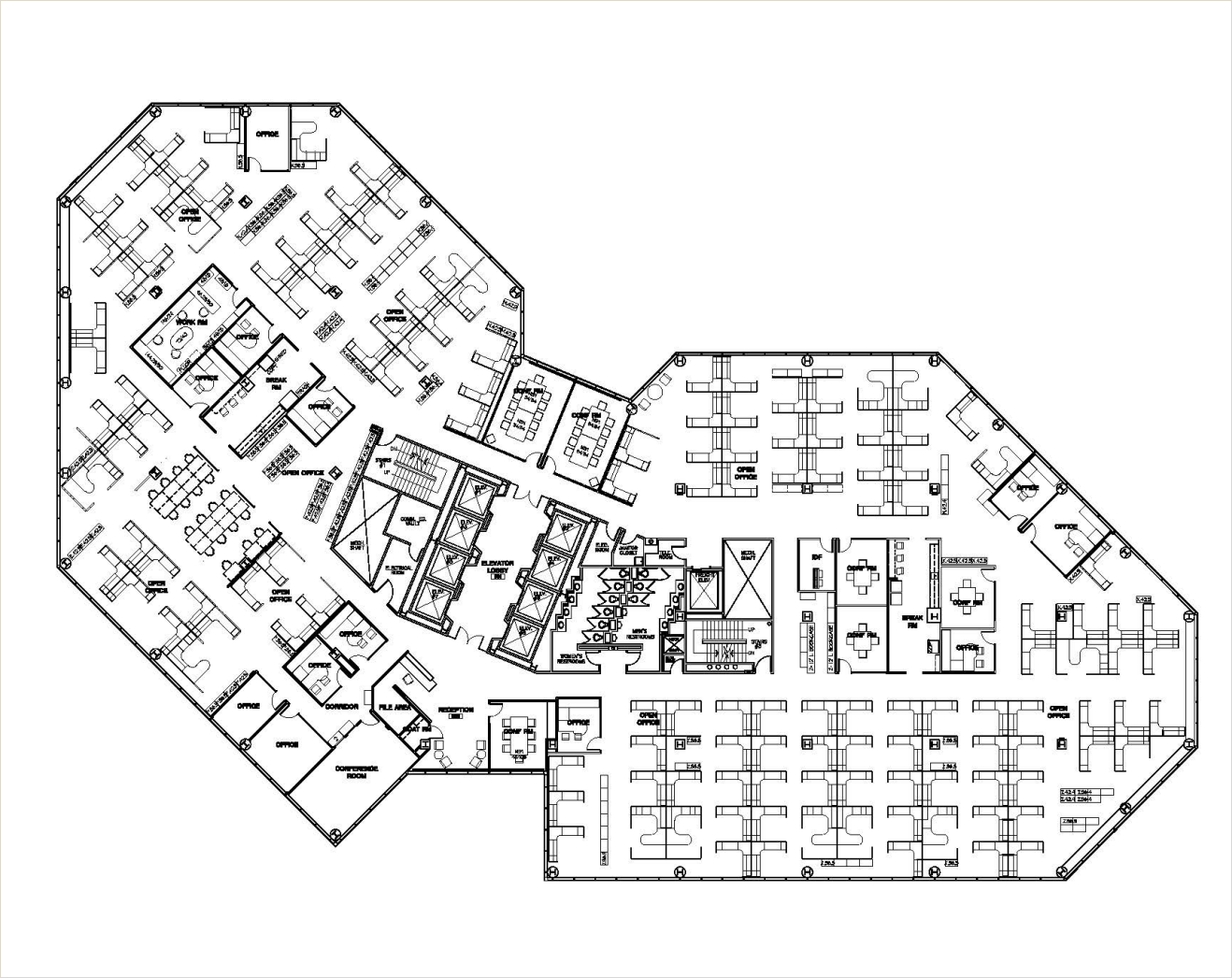


Floor location

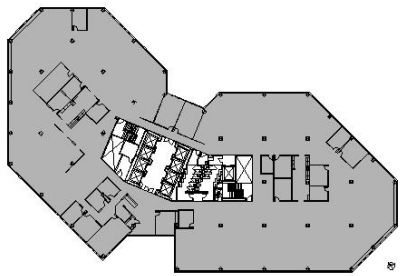
Plan as marketed on hamiltonpartners.com.
Ask leasing for a test fit.

Suite 900 West — Furnished

FLOOR 9 · 32,392 RSF



- Furnished plan — layout is illustrative



Floor location

ITASCA, ILLINOIS

Location

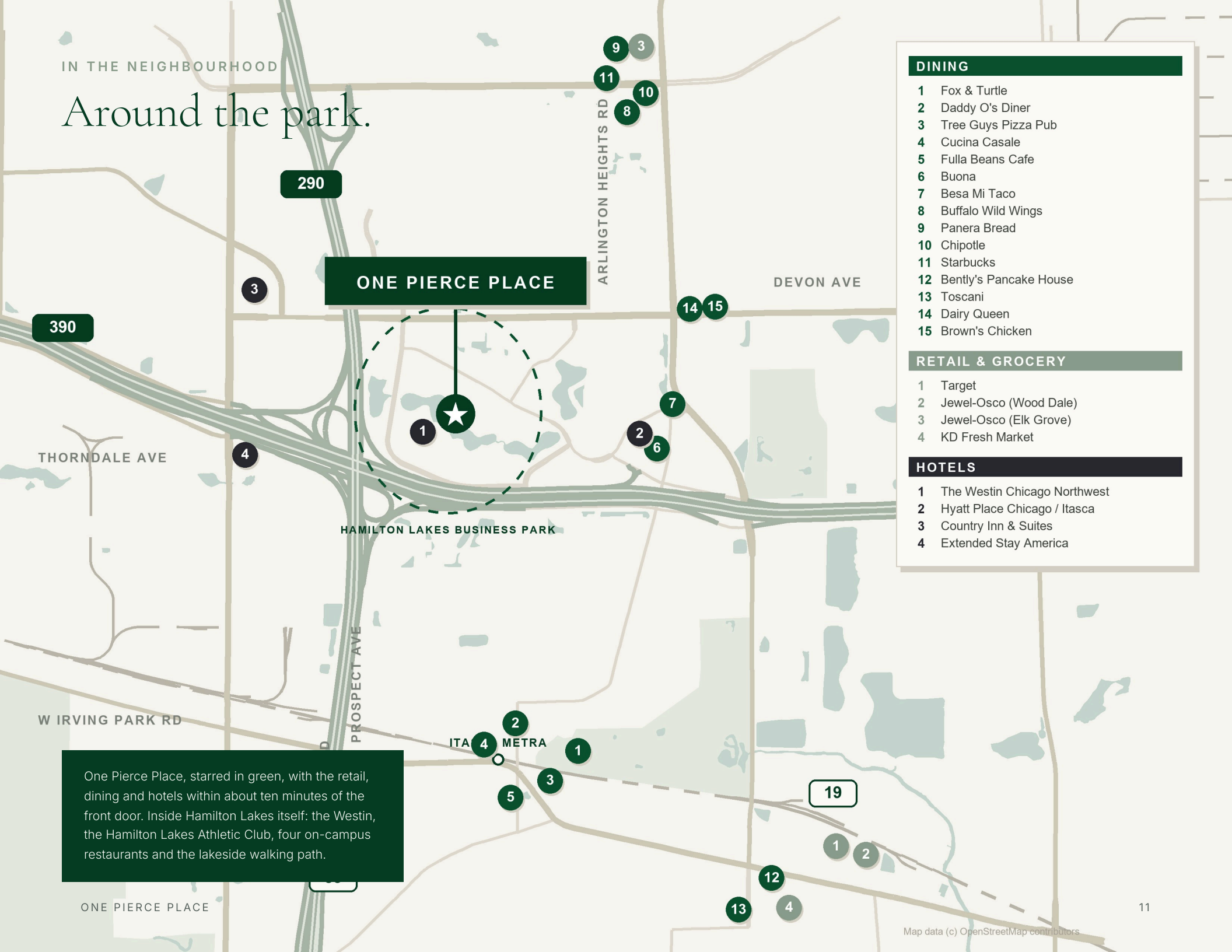
Itasca sits 25 miles northwest of downtown Chicago in DuPage County, at the crossing of IL-390 and I-290 — with the Itasca Metra station a five-minute drive from the lobby.

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

One Pierce Place, starred in green, with the retail, dining and hotels within about ten minutes of the front door. Inside Hamilton Lakes itself: the Westin, the Hamilton Lakes Athletic Club, four on-campus restaurants and the lakeside walking path.

HAMILTON PARTNERS

One Pierce Place

One Pierce Place, Itasca, Illinois 60143

Hamilton Partners developed One Pierce Place, 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.

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