

## One Pierce Place

Suite 275 C  
Itasca, IL 60143

# HAMILTON PARTNERS

www.hamiltonpartners.com



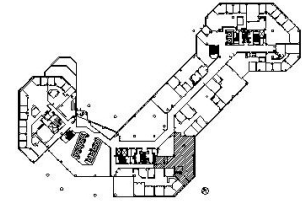
### DETAILS

**Square Feet:** 3,123 S.F.  
**Net Rent:** \$15.50/S.F.  
**OP. Expense:** \$9.24/S.F.  
**Tax:** \$1.60/S.F.  
**Gross Rent:** \$26.34/S.F.

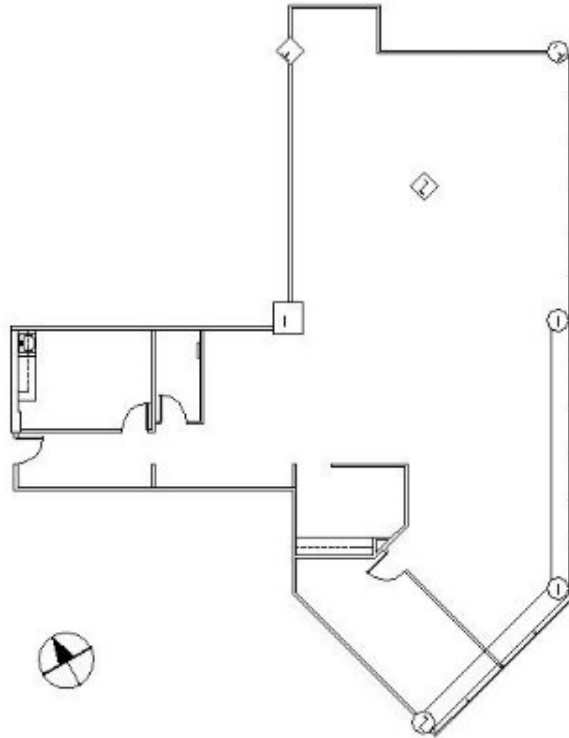
### SUITE FEATURES

- Operating and Tax stops are 2017 estimates
- Conference room
- Private office
- Kitchen
- IT room
- Open area
- Energy Star Certified and LEED Gold Certified
- AT&T, Comcast and Verizon service available

### SECOND FLOOR PLAN



### SPACE PLAN



### HAMILTON PARTNERS - Sponsoring Broker

#### Graham Hamilton

✉ [ghamilton@hpre.com](mailto:ghamilton@hpre.com)  
P 630-250-4920  
C 847-347-4800

#### Scott Schroeder

✉ [sschroeder@hpre.com](mailto:sschroeder@hpre.com)  
P 630-250-4898  
F 630-250-8521

#### Patrick McKillen

✉ [pmckillen@hpre.com](mailto:pmckillen@hpre.com)  
P 630-250-4907  
C 847-269-4779

#### Paul O'Connor

✉ [poconnor@hamiltonpartners.com](mailto:poconnor@hamiltonpartners.com)  
P 630-250-4876  
F 630-251-8521