

450 Devon Avenue  
Suite 250  
Itasca, IL 60143

# HAMILTON PARTNERS

www.hamiltonpartners.com



## DETAILS

**Square Feet:** 9,704 S.F.  
**Net Rent:** \$12.50/S.F.  
**OP. Expense:** \$8.16/S.F.  
**Tax:** \$2.44/S.F.  
**Gross Rent:** \$23.10/S.F.

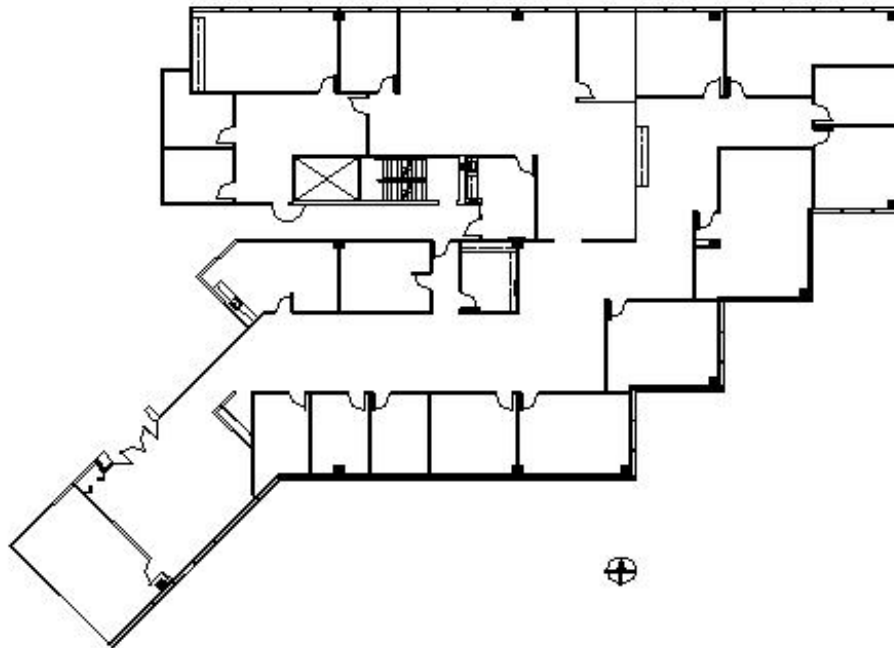
## SUITE FEATURES

- Great View of Lake
- 3 Story Class A Building
- Low DuPage County property taxes
- Access to Hamilton Lakes amenities:
- Fitness center
- Child care center
- Close proximity to 2 hotels and 4 restaurants
- 2 1/2 mile walking path
- Great access to O'Hare Airport and Chicago
- Energy Star Certified

## SECOND FLOOR PLAN



## SPACE PLAN



## HAMILTON PARTNERS - Sponsoring Broker

### Patrick McKillen

✉ [pmckillen@hpre.com](mailto:pmckillen@hpre.com)

P 630-250-4907

F 630-251-8521

### Paul O'Connor

✉ [poconnor@hamiltonpartners.com](mailto:poconnor@hamiltonpartners.com)

C 6309210142

### Scott Schroeder

✉ [sschroeder@hpre.com](mailto:sschroeder@hpre.com)

P 630-250-4898

F 630-250-8521