

1200 N. Arlington Heights Rd.

Suite 400/405

Itasca, IL 60143



## DETAILS

**Square Feet:** 17,258 S.F.

**Net Rent:** \$13.25/S.F.

**OP. Expense:** \$7.41/S.F.

**Tax:** \$1.67/S.F.

**Gross Rent:** \$22.33/S.F.

## SUITE FEATURES

- DuPage County taxes
- Great access to O'Hare and Chicago
- Restaurants and hotels within walking distance

### Improvements and Renovations:

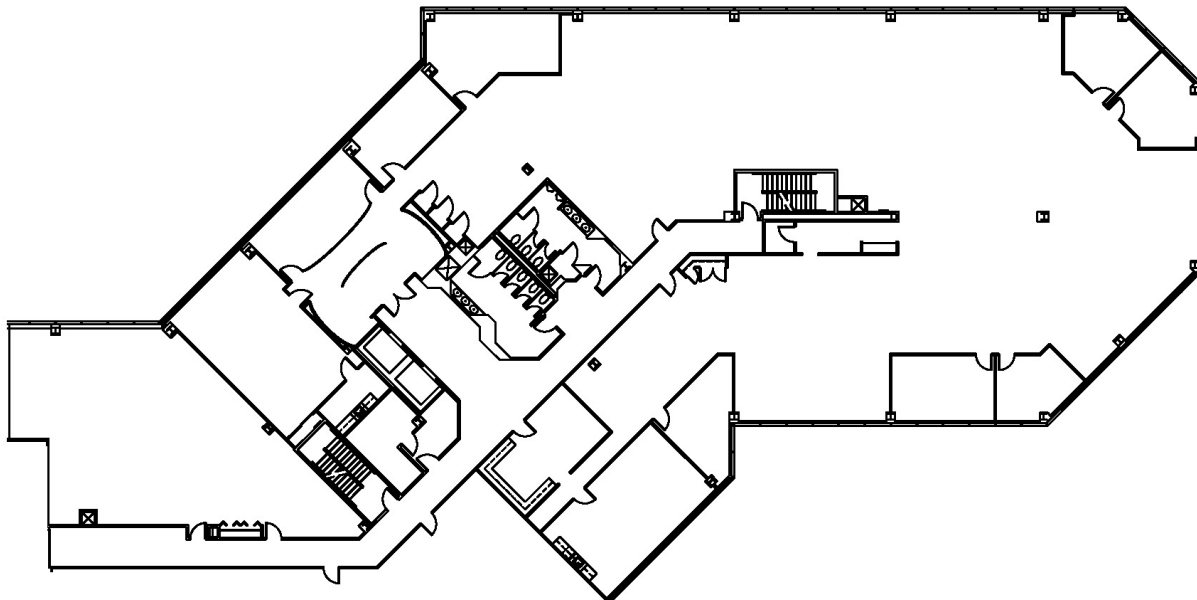
- New entry
- Renovated lobby
- New elevator cab
- New patio
- New WiFi lounge

All employees of tenants of 1200 N. Arlington Heights Road will receive a Hamilton Lakes Health Club membership included in the gross rent.

## FOURTH 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)

P 630-250-4876

F 630-250-8521

### Scott Schroeder

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

P 630-250-4898

F 630-250-8521