

450 Devon Avenue  
Suite 260  
Itasca, IL 60143



## DETAILS

**Square Feet:** 12,746 S.F.  
**Net Rent:** \$12.50/S.F.  
**OP. Expense:** \$8.14/S.F.  
**Tax:** \$2.72/S.F.  
**Gross Rent:** \$23.36/S.F.

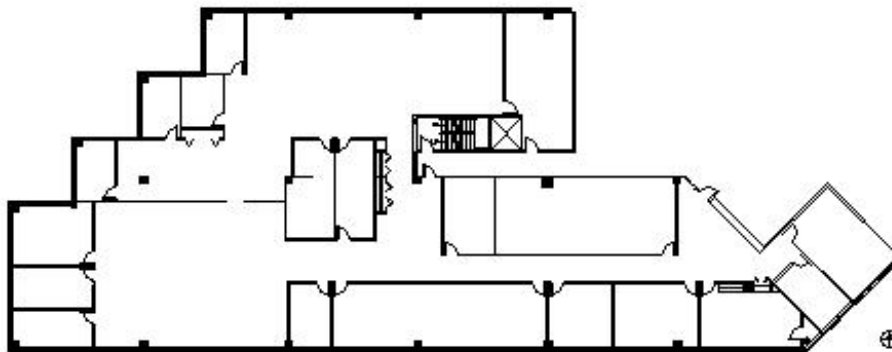
## SUITE FEATURES

- 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

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