

1300 Arlington Heights Road

Suite 110A

Itasca, IL 60143

# HAMILTON PARTNERS

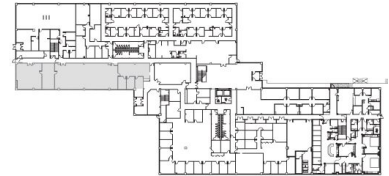
www.hamiltonpartners.com



## SUITE FEATURES

- Space is Divisible between 1,640 to 4,300 rsf for Lab or Medical suites.
- Beautiful masonry building
- Day care in Hamilton Lakes
- Great access to O'Hare and Chicago
- Close to the Metra Train Station in Itasca
- Energy Star Certified

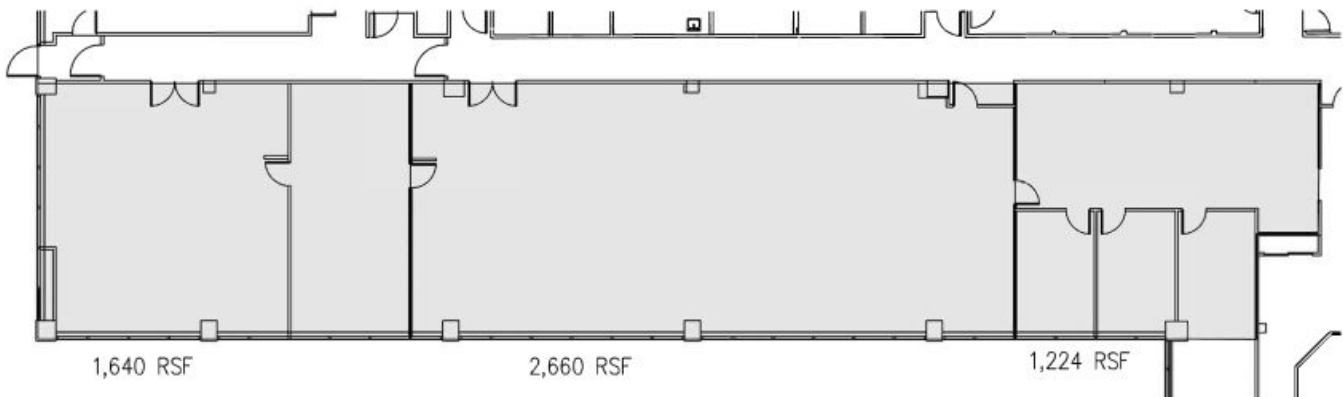
## FIRST FLOOR PLAN



## DETAILS

**Square Feet:** 1,640 S.F.  
**Net Rent:** \$13.00/S.F.  
**OP. Expense:** \$9.61/S.F.  
**Tax:** \$2.36/S.F.  
**Gross Rent:** \$24.97/S.F.  
**Divisible:** YES

## 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