

1300 Arlington Heights Road

Suite 110A

Itasca, IL 60143

HAMILTON PARTNERS  
www.hamiltonpartners.com



### SUITE FEATURES

- Divisible by approximately 2,500 to 5,500 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:** 20,697 S.F.

**Net Rent:** \$13.00/S.F.

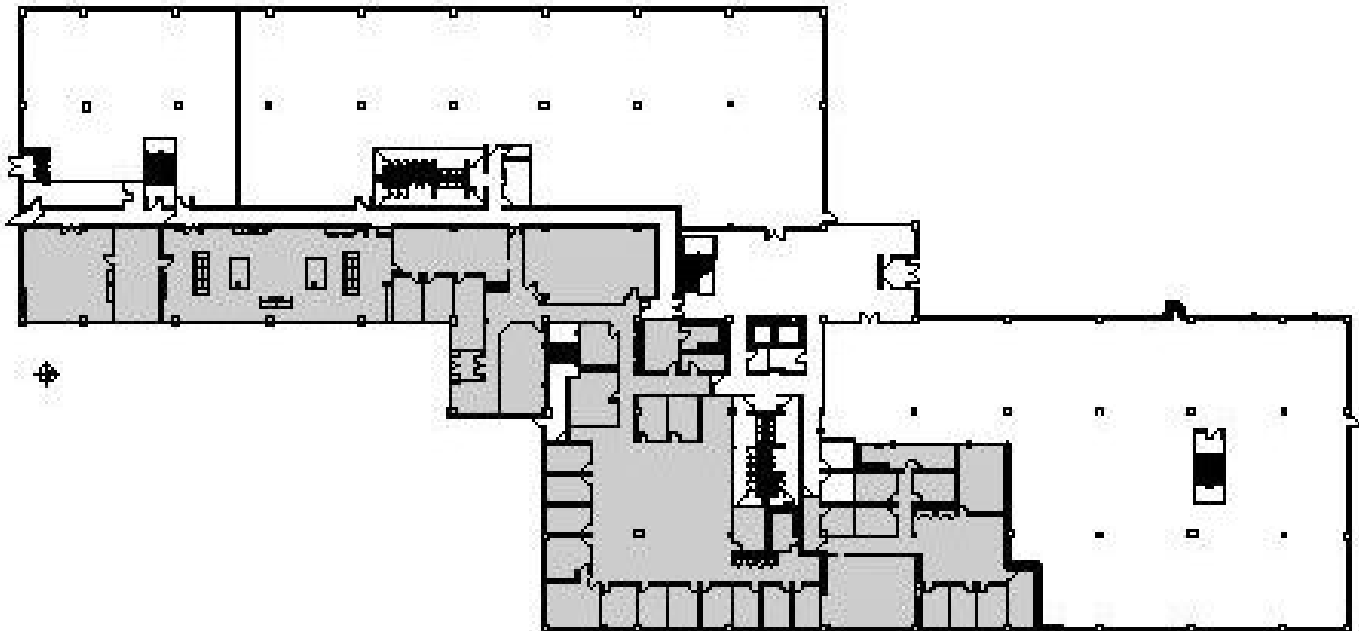
**OP. Expense:** \$9.61/S.F.

**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