HAMILTON PARTNERS

HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

450 Devon Avenue

450 W Devon Avenue, Itasca, Illinois 60143

PREPARED FOR SUITE 260 · 2,622 RSF

Three floors of glass on the north lake of Hamilton Lakes — with a lounge and conference room built new for the tenants who use them.

THE BUILDING

Glass on three sides, water on the fourth.

450 Devon Avenue is 76,087 square feet of Class A office wrapped in green glass, set on the north lake of Hamilton Lakes with Devon Avenue at its door.

Three floors, 25,000-square-foot plates and parking at 3.94 per thousand — enough room for a headquarters, small enough that the whole company shares one stair.

Hamilton Partners developed the building, owns it, and manages it from the park — leasing, engineering, and property management are all on site.

AT A GLANCE

Specifications

RENTABLE AREA
76,087 SF

STORIES
3

TYPICAL FLOOR PLATE
25,000 SF

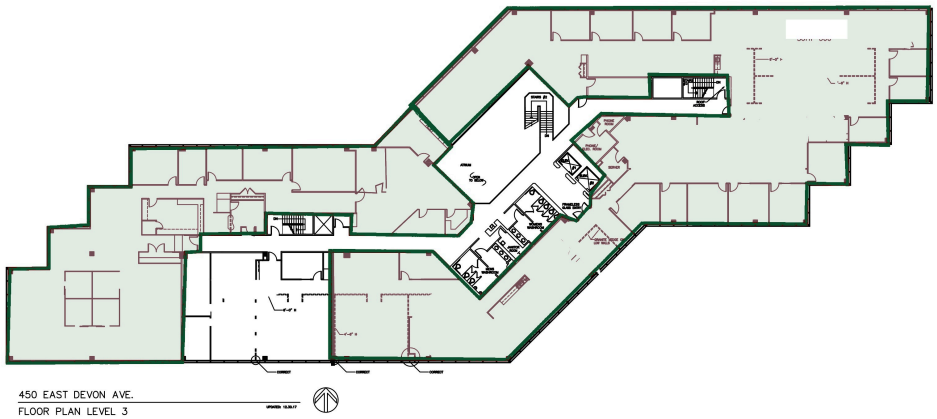
PARKING RATIO
3.94 / 1,000 SF

DIVISIBLE
Yes

CERTIFICATION
Energy Star

- Three-story Class A building
- New tenant lounge
- New conference room
- Three-story atrium lobby
- Lakeside setting on the north lake

- On-site Hamilton Partners management
- Surface parking at the door
- Access to all Hamilton Lakes amenities
- Low DuPage County property taxes



Third floor shown, available space in green; typical floor plate 25,000 SF. Ask leasing for a test fit.

NEW THIS YEAR

A lounge and a conference room, built new.

The tenant lounge is new: a full kitchen and bar, banquette and café seating, and glass onto the lake — somewhere to take a call, eat lunch, or hold a meeting that isn't a meeting.

The conference room is new too, wired for presentations and big enough for training days, and it books through building management.

The lounge and conference room both have Matterport tours on hamiltonpartners.com; the three-story atrium connects them to every floor.

HAMILTON LAKES BUSINESS PARK

An office park you can walk out into.

Hamilton Lakes is 3.5 million square feet of Class A office across eight buildings, built and still owned by Hamilton Partners, at IL-390 and I-355 in Itasca.

The campus is organised around its lakes: a 2.5-mile walking path, open lawn, and structured parking that keeps the cars off the water. Tenants of any building in the park use every amenity in it.

- Hamilton Lakes Athletic Club
- Indoor lap pool
- Full-size basketball court
- Spin and group fitness studios
- The Westin Chicago Northwest
- Hyatt Place
- Hotel conference facilities
- Four on-campus restaurants
- Bright Horizons child care
- 2.5-mile lakeside walking path
- Covered and structured parking
- On-site Hamilton Partners management

1,851 to 15,614 square feet.

SUITE	FLOOR	RENTABLE SF
270	2	1,851
285	2	2,408
▸ 260	2	2,622

SUITE	FLOOR	RENTABLE SF
310	3	8,686
300	3	15,614

> Availability as of August 2026 and subject to change. Rental rates are quoted per deal — term, condition and build-out all move the number — so call leasing rather than a rate sheet.

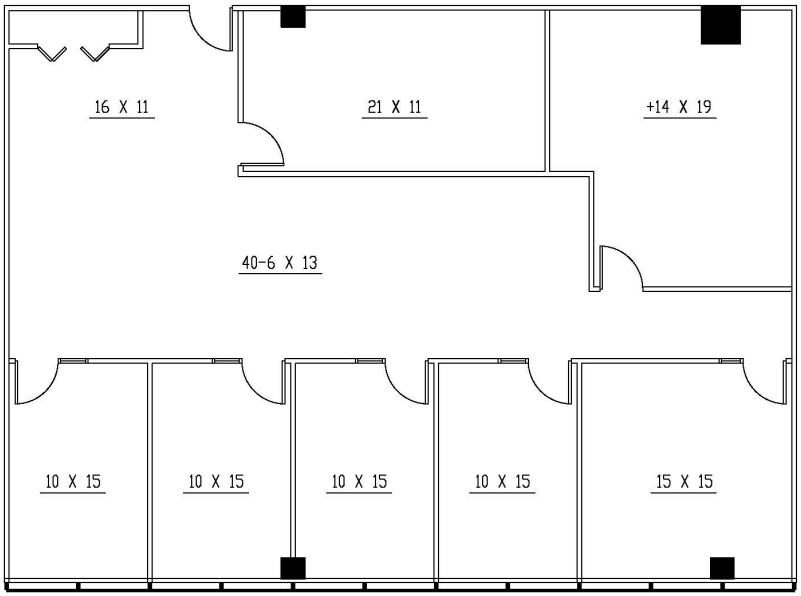
Five suites are available today, from a two-office suite to 15,614 square feet on the third floor — over half a floor, with the lake on one side.

Every suite is offered turnkey: Hamilton Partners designs and builds the space with its own construction group, on terms set to the deal rather than to a rate card.

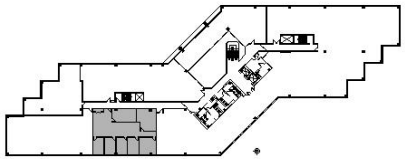
450 Devon sits on the north lake, minutes from Devon Avenue and I-290.

Suite 260

FLOOR 2 · 2,622 RSF



- 2,622 rentable square feet
- Floor 2



Floor location

Plan as marketed on hamiltonpartners.com.
Ask leasing for a test fit.

ITASCA, ILLINOIS

Location

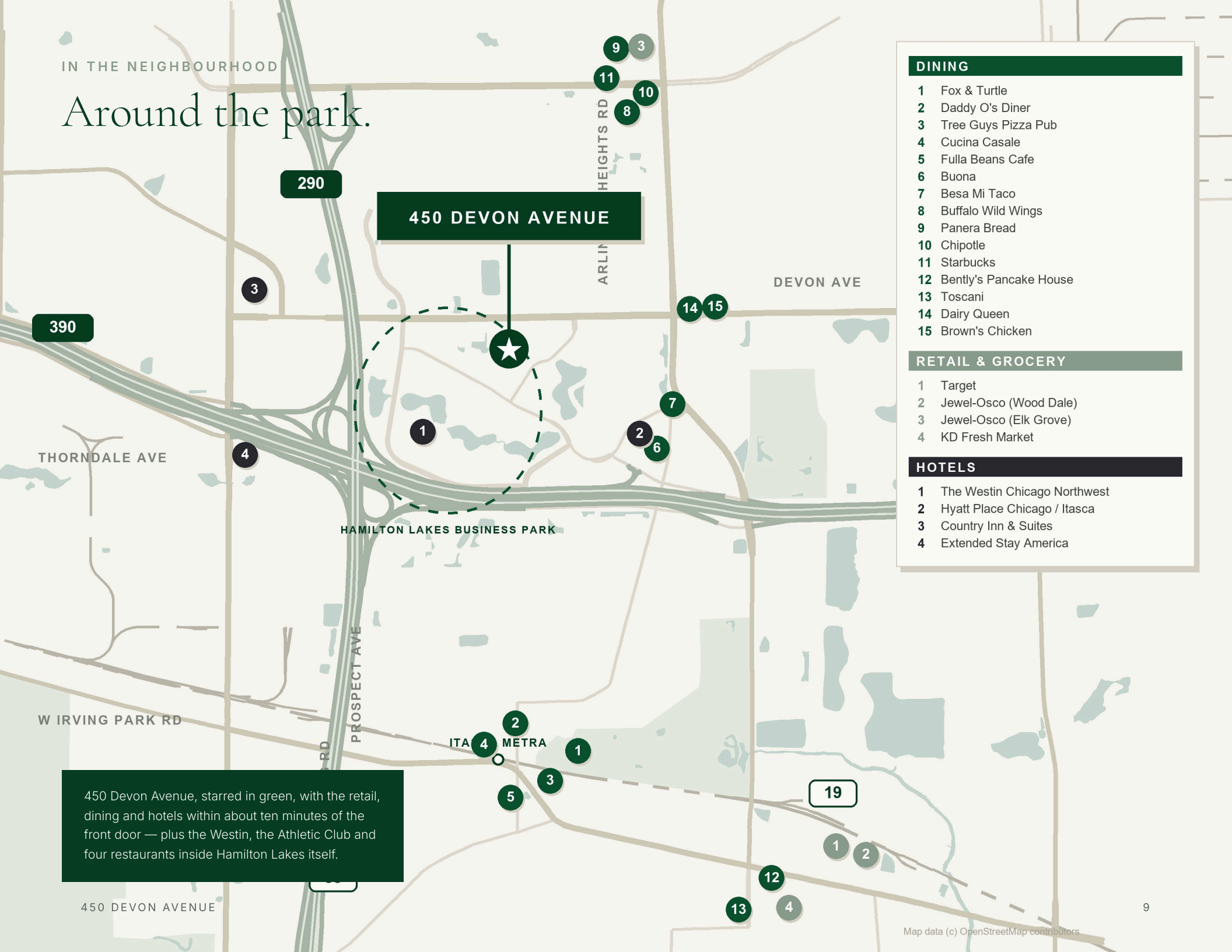
Itasca sits 25 miles northwest of downtown Chicago in DuPage County, at the crossing of IL-390 and I-290 — with the Itasca Metra station a five-minute drive from the lobby.

Sources: Cushman & Wakefield Itasca market data (2026); Civic Federation effective property-tax study.

- Low DuPage County taxes
- Direct Metra rail link to the Loop
- Median household income of $114,294
- Illinois' Best Affordable Suburb — BusinessWeek
- 15 minutes to O'Hare International Airport
- Direct access to IL-390, I-290 and I-355
- 25,654 people work in ZIP 60143

IN THE NEIGHBOURHOOD

Around the park.



DINING

1 Fox & Turtle
2 Daddy O's Diner
3 Tree Guys Pizza Pub
4 Cucina Casale
5 Fulla Beans Cafe
6 Buona
7 Besa Mi Taco
8 Buffalo Wild Wings
9 Panera Bread
10 Chipotle
11 Starbucks
12 Bently's Pancake House
13 Toscani
14 Dairy Queen
15 Brown's Chicken

RETAIL & GROCERY

1 Target
2 Jewel-Osco (Wood Dale)
3 Jewel-Osco (Elk Grove)
4 KD Fresh Market

HOTELS

1 The Westin Chicago Northwest
2 Hyatt Place Chicago / Itasca
3 Country Inn & Suites
4 Extended Stay America

450 Devon Avenue, starred in green, with the retail, dining and hotels within about ten minutes of the front door — plus the Westin, the Athletic Club and four restaurants inside Hamilton Lakes itself.

HAMILTON PARTNERS

450 Devon Avenue

450 W Devon Avenue, Itasca, Illinois 60143

Hamilton Partners developed 450 Devon Avenue, owns it, and leases it in house. There is no third party between you and the decision.

hamiltonpartners.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Availability and terms are subject to change without notice.

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