

HAMILTON LAKES

BUSINESS PARK • ITASCA, ILLINOIS

DEVELOPED & MANAGED BY

HAMILTON PARTNERS

THE AMENITIES GUIDE

Everything your workday needs, on site.

A master-planned community where Class-A office space meets fitness, hospitality, dining, childcare, and residences — all within a short walk.

THE CENTER OF THE SUBURBS

2026 EDITION

A community, not a complex.

01

Hamilton Lakes sits at the intersection of the Elgin O'Hare Expressway and I-355 in Itasca — **just inside DuPage County**, which means meaningfully lower taxes for the companies who lease here versus Cook County.

The development spans roughly 3.5 million square feet of office space across a landscaped campus of lakes, courtyards, and public gathering spaces, with 32 acres still open for development. Granite, reflective glass, and lit metal roofs give the architecture a consistent, sophisticated character throughout.



3.5M SQUARE FEET OF OFFICE	32 ACRES OF DEVELOPMENT LAND	2 ON-SITE HOTELS	DuPage COUNTY — LOWER TAXES
---	---	-------------------------------	--

WHAT'S INSIDE THE PARK

02	Location & Connectivity	<i>Metra · O'Hare · I-355</i>	03	Fitness Center	<i>500 Park Boulevard</i>
04	The Westin Hotel	<i>4-star · 416 rooms</i>	05	Bright Horizons Daycare	<i>Hamilton Lakes</i>
06	The Residences	<i>Studio – 3 bedroom</i>	+	Dining & Delicatessens	<i>400 Park · Buona</i>



02 GETTING HERE

The Center of the Suburbs

Centered in Itasca, Hamilton Lakes is minutes from the region's major suburbs and O'Hare International Airport — with direct access to the Elgin O'Hare Expressway and I-355.

For commuters, Hamilton Partners' *First Mile, Last Mile* program makes the trip from the Itasca Metra station to the park seamless. A partnership with Uber for Business gives employees a flexible, low-friction way to move around the campus and beyond.

CONNECTIONS

EXPRESSWAYS	Elgin O'Hare Expressway & I-355 at the doorstep
AIR	Short drive to O'Hare International Airport
RAIL	Itasca Metra via First Mile, Last Mile shuttle
RIDESHARE	Uber for Business for tenant commutes





03 MOVE

Hamilton Lakes Fitness Center

A complete health club in the concourse at 500 Park Boulevard — open to tenants at corporate rates, and to individual members.

Inside you'll find a cardio studio, a 25-yard indoor pool and whirlpool, an indoor basketball court, a racquetball court, a free-weight room, and a dedicated group-exercise studio. Hamilton Partners manages the club, with personal training and a full schedule of classes.

AT A GLANCE

LOCATION	500 Park Blvd concourse
POOL	25-yard indoor + whirlpool
COURTS	Basketball & racquetball
STRENGTH	Free weights & training area
MANAGED BY	Hamilton Partners
ACCESS	Corporate rates for tenants



25-YARD INDOOR POOL



INDOOR BASKETBALL COURT

04 STAY

The Westin Hotel

A four-star hotel in the heart of Itasca's business district — ten minutes from Schaumburg and an easy reach of Allstate Arena and Rivers Casino.

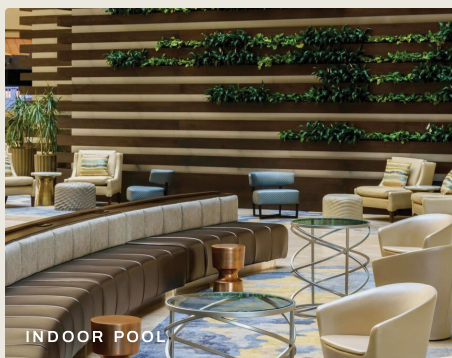
416 air-conditioned rooms feature refrigerators, flat-screen televisions, and Wi-Fi throughout. Guests enjoy an indoor pool, spa tub, and 24-hour fitness center, plus concierge service, a complimentary area shuttle, and a 24-hour business center with 44,935 square feet of conference space.

AT A GLANCE

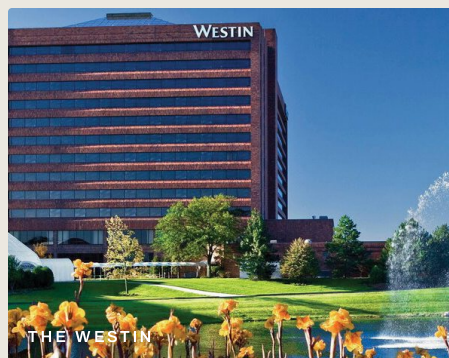
RATING	4-star
ROOMS	416 air-conditioned
CONFERENCE	44,935 SF
RECREATION	Indoor pool & spa tub
FITNESS	24-hour center
PARKING	Free self-parking



GUEST ROOMS



INDOOR POOL



THE WESTIN

05 CARE

Bright Horizons
Daycare



Set within Hamilton Lakes, Bright Horizons brings a dynamic curriculum — and real convenience — to parents who work in the park.

The program centers on hands-on activities that engage growing minds, with small class sizes that let teachers give individualized care. Children learn and play in age-specific playgrounds, dedicated gym classes, and a lending library of their own.

AT A GLANCE

LOCATION	Hamilton Lakes
APPROACH	Hands-on curriculum
CLASS SIZE	Small & individualized
PLAY	Age-specific playgrounds
ACTIVITY	Dedicated gym classes
READING	On-site lending library



HANDS-ON LEARNING



INDIVIDUALIZED CARE

06 LIVE

The Residences at Hamilton Lakes



Exceptional living, steps from the office. The Residences offer studio, one-, two-, and three-bedroom homes designed around resort-style amenities.

Residents enjoy an outdoor pool, fitness and movement studios, a rejuvenation center, theater, board room, pet spa, and an indoor social lounge that opens to a three-season patio with an outdoor kitchen and fireplace. Homes feature gourmet kitchens with quartz countertops, gas ranges, and Energy Star refrigerators. Hamilton Lakes tenants take part in a preferred-employer program.

AT A GLANCE

HOMES	Studio – 3 bedroom
POOL	Resort-style outdoor
WELLNESS	Fitness & movement studio
SOCIAL	Lounge, theater, patio
KITCHENS	Quartz & gas ranges
TENANTS	Preferred-employer program



GOURMET KITCHENS



LIVING SPACES



BEDROOMS

— GET IN TOUCH

Let's find your company's place in the park.

From 1,000 SF to full floors, Hamilton Partners will help you find the right space — and give your team a campus worth joining.

DEVELOPER & MANAGER

Hamilton Partners

LOCATION

Hamilton Lakes Business Park
Itasca, Illinois · DuPage County

LEASING

Contact the Hamilton Partners
leasing team for availability

ON CAMPUS

Office · Fitness · Hotels
Dining · Childcare · Residences