

HAMILTON PARTNERS

HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

555 Pierce Road

555 Pierce Road, Itasca, Illinois 60143

PREPARED FOR SUITE 205 · 3,382 RSF

Three floors of Class A office at the gateway of Hamilton Lakes — big-building floor plates at a small-building scale, steps from the park's hotels, restaurants and Athletic Club.

THE BUILDING

Tower floor plates, three stories tall.

555 Pierce Road is 96,814 square feet over three floors in Hamilton Lakes — one of the park's original buildings, built in 1987, the year Hamilton Partners was founded.

Its floor plates run 32,271 square feet — as large as the park's high-rises — so a suite here gets long window lines and efficient, shallow depths without a tower address.

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
96,814 SF

TYPICAL FLOOR PLATE
32,271 SF

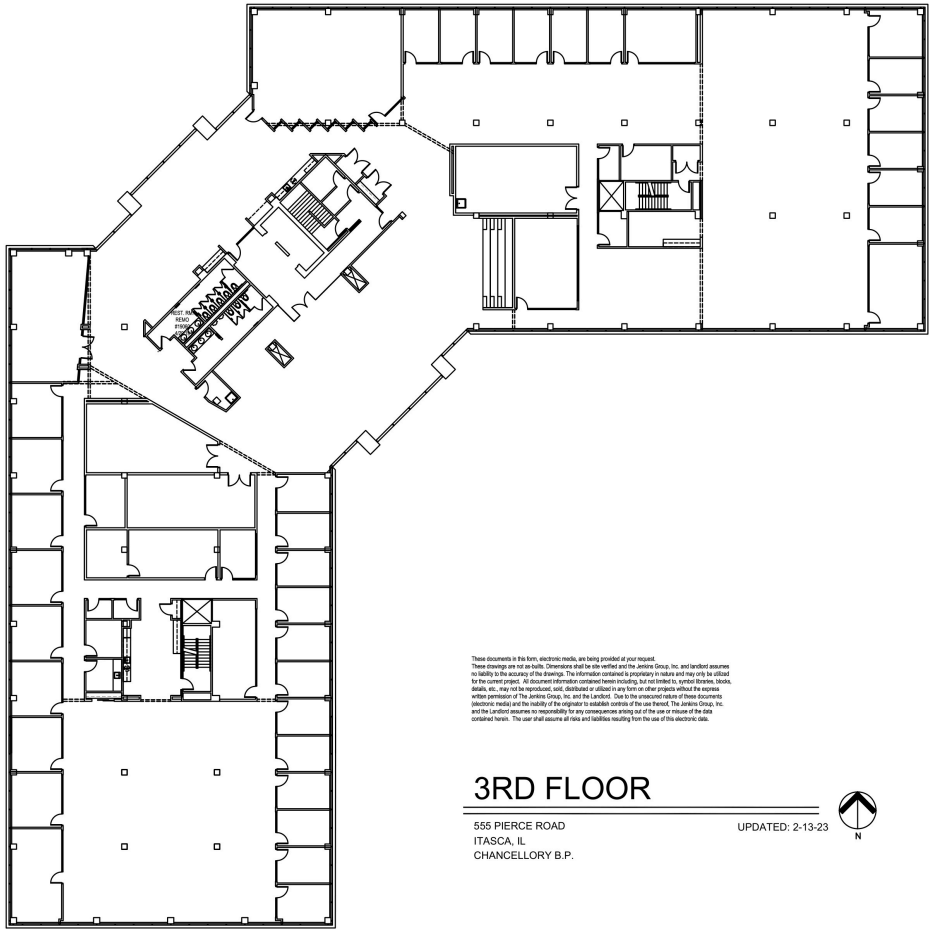
YEAR BUILT
1987

STORIES
3

PARKING RATIO
3.91 / 1,000 SF

CERTIFICATION
Energy Star

- Three-story Class A building
- 32,271 SF floor plates
- Renovated lobby and common areas
- Furnished suite available
- On-site Hamilton Partners management
- Surface parking at the door
- Access to all Hamilton Lakes amenities
- AT&T and Comcast service available



Third floor shown — 32,271 SF typical floor plate. Ask leasing for a test fit for any suite.

ARRIVAL

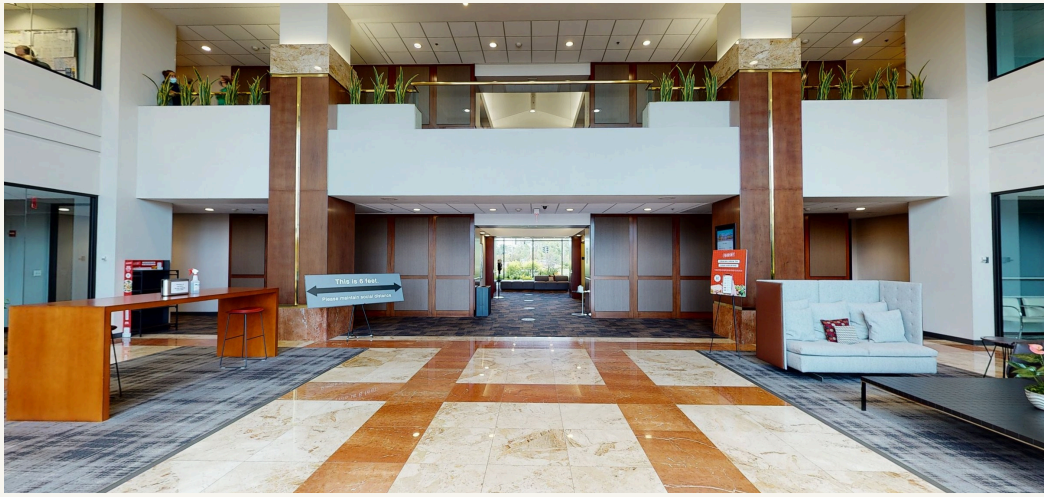
A lobby rebuilt in brick and glass.

The two-story entry was renovated top to bottom: brick columns, a glass curtain wall, and lounge seating in place of a formal front desk.





The lobby renovation runs through the building's common areas — corridors, elevator lobbies and lounges.



IN THE BUILDING

Small suites, short walks.

At three stories, nothing in the building is more than a flight of stairs from the door — and parking is at the entrance, not in a structure.

Suites are offered turnkey, and Suite 190 comes furnished and move-in ready.







Common areas were refreshed alongside the lobby; the Hamilton Lakes Athletic Club and the park's restaurants are minutes away.



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 parking tucked into decks and structures instead of spread across surface lots. 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

1,268 to 3,382 square feet.

SUITE	FLOOR	RENTABLE SF
190 — furnished	1	1,268
220	2	2,734

SUITE	FLOOR	RENTABLE SF
215	2	3,210
▸ 205	2	3,382

> 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.

Four suites are available today, including furnished Suite 190 — move-in ready at 1,268 square feet.

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.



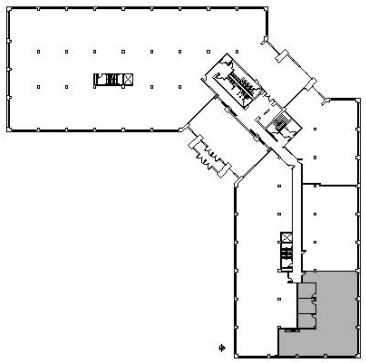
The building from Pierce Road; Suite 190's furnished plan is available from leasing.

Suite 205

FLOOR 2 · 3,382 RSF



- 3,382 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
- 15 minutes to O'Hare International Airport
- Direct Metra rail link to the Loop
- Direct access to IL-390, I-290 and I-355
- Median household income of $114,294
- 25,654 people work in ZIP 60143
- Illinois' Best Affordable Suburb — BusinessWeek

IN THE NEIGHBOURHOOD

Around the park.



555 Pierce Road, 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.

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

Map data (c) OpenStreetMap contributors

HAMILTON PARTNERS

555 Pierce Road

555 Pierce Road, Itasca, Illinois 60143

Hamilton Partners developed 555 Pierce Road, 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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