HAMILTON PARTNERS

HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

300 Park Boulevard

300 Park Boulevard, Itasca, Illinois 60143

PREPARED FOR SUITE 280 · 1,312 RSF

Five floors on the lakes of Hamilton Lakes — the building Hamilton Partners chose for its own headquarters.

THE BUILDING

The headquarters your business deserves.

300 Park Boulevard is 220,070 square feet of Class A office in Hamilton Lakes — and the building Hamilton Partners calls home. The firm's headquarters has operated here for decades, two floors from its tenants.

Floor plates run 40,000 square feet across two wings joined at a lakeside link — the largest plates in the park — with underground parking below and building signage available above.

Leasing, engineering, property management and ownership all work in the building. When something needs an answer, the decision is an elevator ride away.

AT A GLANCE

Specifications

RENTABLE AREA
220,070 SF

STORIES
5

TYPICAL FLOOR PLATE
40,000 SF

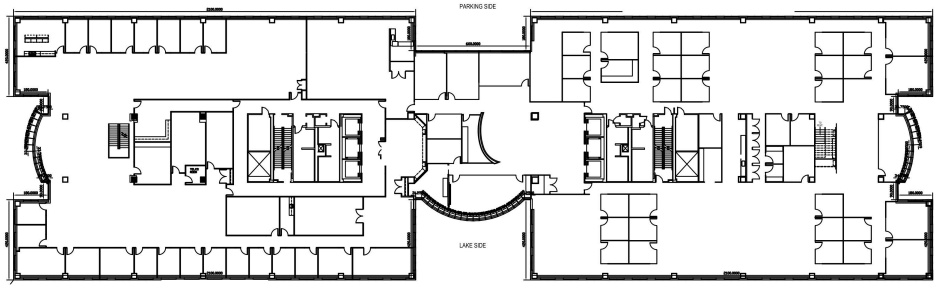
PARKING RATIO
4.0 / 1,000 SF

DIVISIBLE
Yes

CERTIFICATION
Energy Star

- Hamilton Partners headquarters building
- Conference Center at Hamilton Lakes, on site
- Underground parking
- Building signage available
- On-site management

- Deli in building
- Carwash service
- Two-wing 40,000 SF floor plates
- AT&T, Comcast, Dish and Verizon service



Fifth floor shown — two wings joined at the lakeside link; typical floor plate 40,000 SF. Ask leasing for a test fit.

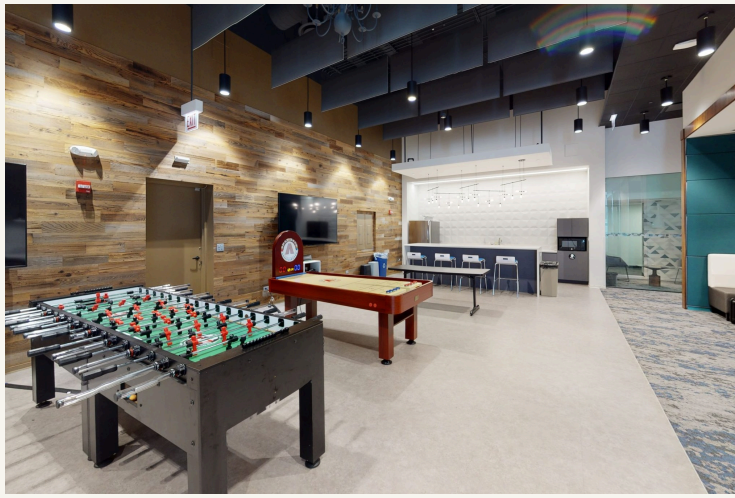
THE CONFERENCE CENTER

A first-class setting for business.

The Conference Center at Hamilton Lakes offers over 8,400 square feet of state-of-the-art space and features designed for large meetings, office gatherings, working sessions, and other events.

Hamilton Partners' tenants receive a discounted rate. Located in 300 Park Boulevard on P2, the space has beautiful views of the lake and provides a functional setting to gather.

The Conference Center at Hamilton Lakes books through building management; training rooms seat classroom sessions, and the lounge and game room handle everything between meetings.



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

1,256 to 5,190 square feet.

SUITE	FLOOR	RENTABLE SF
325	3	1,256
▸ 280	2	1,312
225	2	2,022

SUITE	FLOOR	RENTABLE SF
335	3	2,620
155	1	3,455
375	3	5,190

> 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.

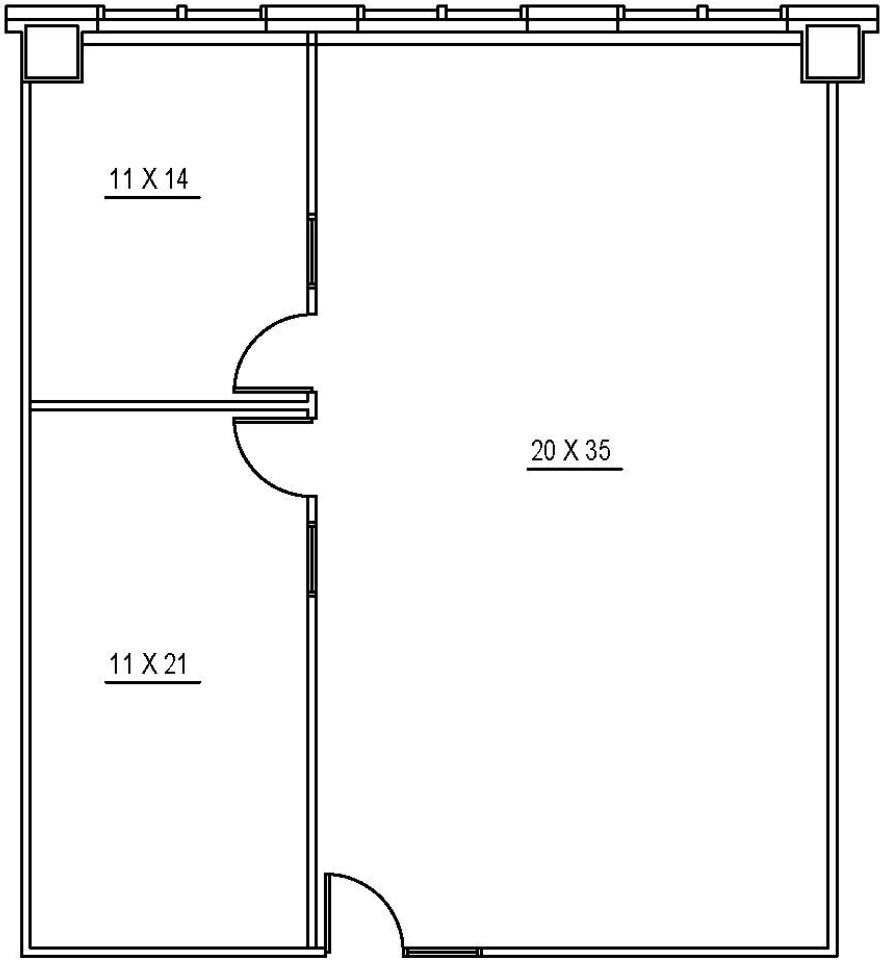
Six suites are available today, from a one-office suite to 5,190 square feet on the third floor.

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 — and the landlord works upstairs.

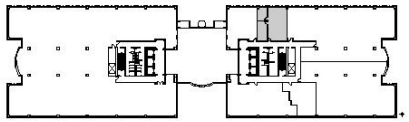
Underground parking puts your car under the building — the entrance is off the west lot.

Suite 280

FLOOR 2 · 1,312 RSF



- 1,312 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

300 Park Boulevard, 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

300 Park Boulevard

300 Park Boulevard, Itasca, Illinois 60143

Hamilton Partners developed 300 Park Boulevard, owns it, manages it — and works in it. 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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