HAMILTON PARTNERS



HAMILTON LAKES BUSINESS PARK · ITASCA, ILLINOIS

500 Park Boulevard

500 Park Boulevard, Itasca, Illinois 60143

PREPARED FOR SUITE 255C · 9,889 RSF

Fourteen floors on the lakes of Hamilton Lakes — connected under one roof to The Westin and the Hamilton Lakes Athletic Club.

THE BUILDING

Work. Meet. Stay. All connected.

Premium corporate office space with the Westin next door. 500 Park Boulevard is 450,614 square feet of Class A office in Hamilton Lakes, joined directly to The Westin Chicago Northwest and the Hamilton Lakes Athletic Club — a hotel, conference facilities, restaurants and a full athletic club, all reached without stepping outside.

Floor plates run 24,000 square feet around a three-story atrium, with suites available from 555 square feet to a furnished full floor.

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
450,614 SF

STORIES
14

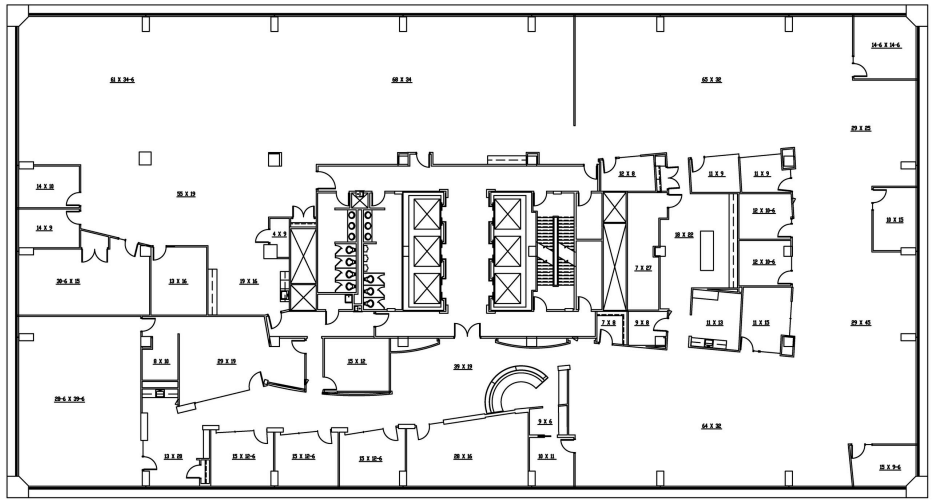
TYPICAL FLOOR PLATE
24,000 SF

PARKING RATIO
3.4 / 1,000 SF

DIVISIBLE
Yes

CERTIFICATION
LEED Gold · Energy Star

- Connected to The Westin Chicago Northwest
- Connected to Hamilton Lakes Athletic Club
- Three-story atrium
- On-site Hamilton Partners management
- 24-hour manned security station
- Decked parking
- On-site dining
- Tenant WiFi lounge
- AT&T, Comcast and Verizon service



Floor 3 shown — 23,836 SF, marketed furnished; typical floor plate 24,000 SF. Ask leasing for a test fit.

ARRIVAL

Three stories of daylight at the door.

The rebuilt entry opens into a three-story atrium: bronze lettering on a marble wall, an open stair behind glass rails, and two storeys of window.

Lobby, corridors and elevator lobbies were renovated together in stone, wood and glass.





The atrium runs the height of the building's podium; the stair connects the lobby levels and the concourse.



IN THE BUILDING

A hotel, a health club, and lunch — without a coat.

500 Park connects directly to The Westin Chicago Northwest and the Hamilton Lakes Athletic Club: hotel rooms for visitors, conference facilities, restaurants, and a full gym and pool, all reached indoors.

Inside the building itself: a tenant WiFi lounge, on-site dining, decked parking, and a 24-hour manned security station.





The WiFi lounge seats work sessions and one-on-ones off the atrium; the Athletic Club and the Westin are connected to the building.





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

555 to 23,836 square feet.

SUITE	FLOOR	RENTABLE SF
875	8	555
850	8	1,049
199 C	C	1,568
776	7	1,798
1275	12	1,804
905	9	1,854
950	9	1,926
125	1	2,153
780	7	2,238
290C	2C	2,494
250C	2C	3,335

SUITE	FLOOR	RENTABLE SF
1105	11	3,684
100	1	3,776
1050	10	4,125
910	9	4,231
725	7	5,160
120	1	6,805
▸ 255C	2C	9,889
800	8	10,679
2nd Floor Concourse	2C	19,655
300 - Furnished	3	23,836

Twenty-one suites are available today — from a one-office suite to a furnished full floor, ready for move-in.

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.

> Availability as of September 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.



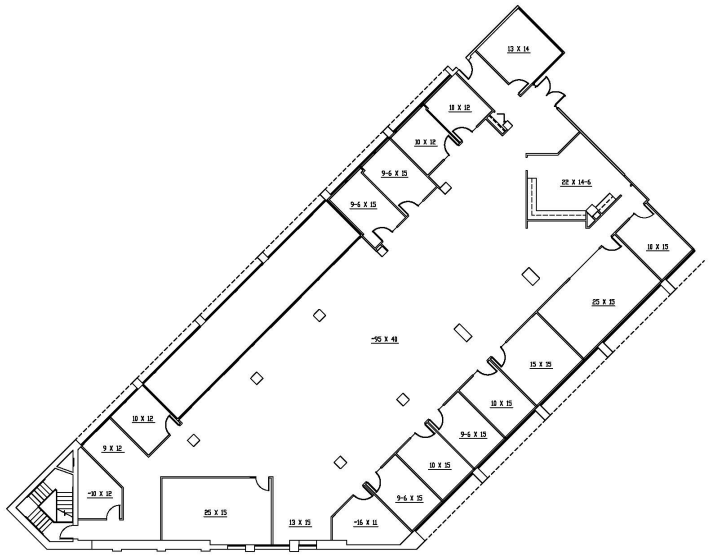
The tenant WiFi lounge off the atrium.



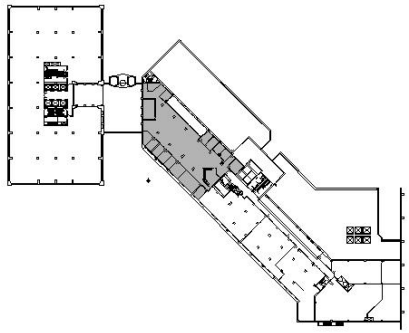
On-site dining, off the atrium.

Suite 255C

FLOOR SECOND CONCOURSE · 9,889 RSF



- 9,889 rentable square feet
- Floor Second Concourse



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.



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

500 Park Boulevard, starred in green, with the retail, dining and hotels within about ten minutes of the front door — and The Westin and the Athletic Club connected to the building itself.

Map data (c) OpenStreetMap contributors

HAMILTON PARTNERS

500 Park Boulevard

500 Park Boulevard, Itasca, Illinois 60143

Hamilton Partners developed 500 Park Boulevard, 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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