

HAMILTON
PARTNERS

HAMILTON LAKES BUSINESS PARK • ITASCA, ILLINOIS

500 Park Boulevard

500 Park Boulevard, Itasca, Illinois 60143

PREPARED FOR SUITE 1275 • 1,804 RSF

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



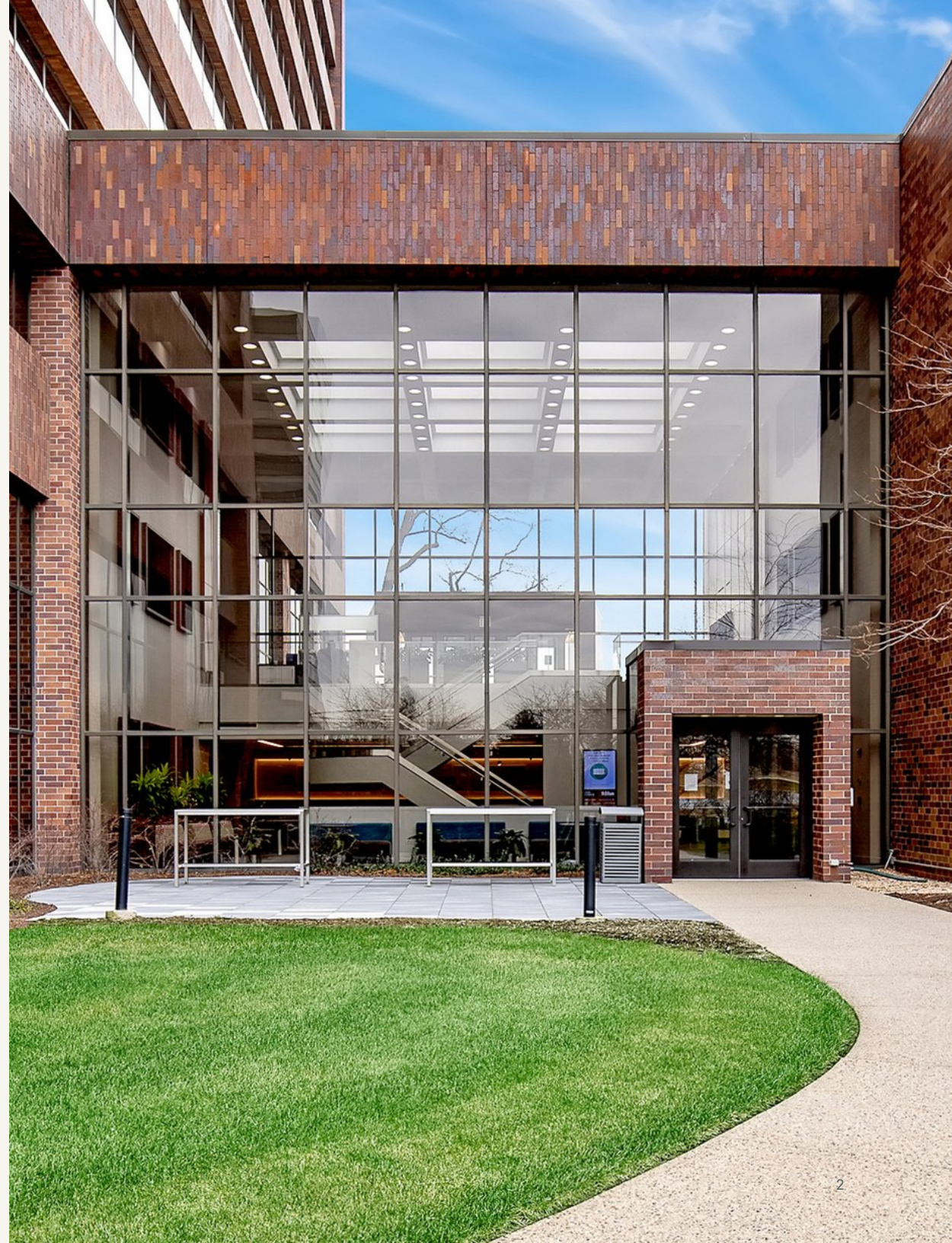
THE BUILDING

The building the hotel is attached to.

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 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

TYPICAL FLOOR PLATE

24,000 SF

DIVISIBLE

Yes

STORIES

12

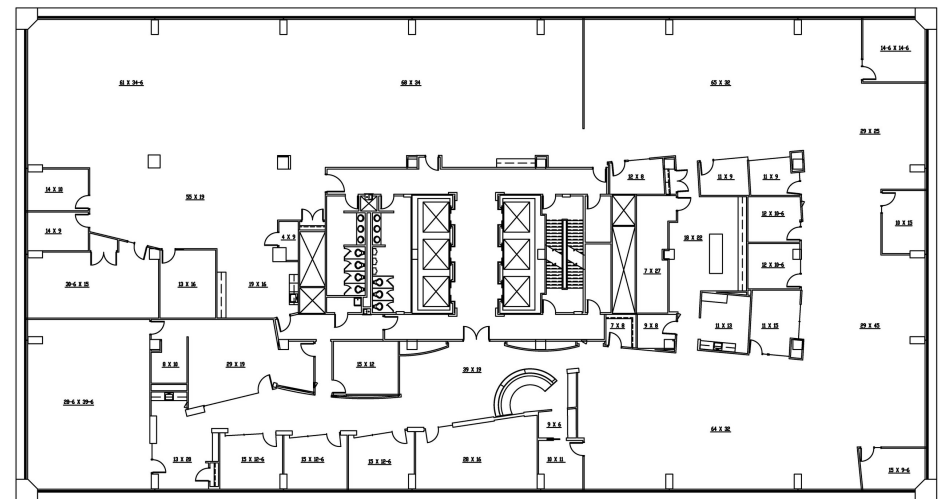
PARKING RATIO

3.4 / 1,000 SF

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
- Restaurants and sundry shop
- 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 — a monumental stair, café seating on the rail, and the 500 Park mark in oak and steel.

Elevators sit off a gallery corridor finished in stone and warm wood, renovated top to bottom.



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, restaurants and a sundry shop, 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 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

AVAILABLE SPACE

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 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.



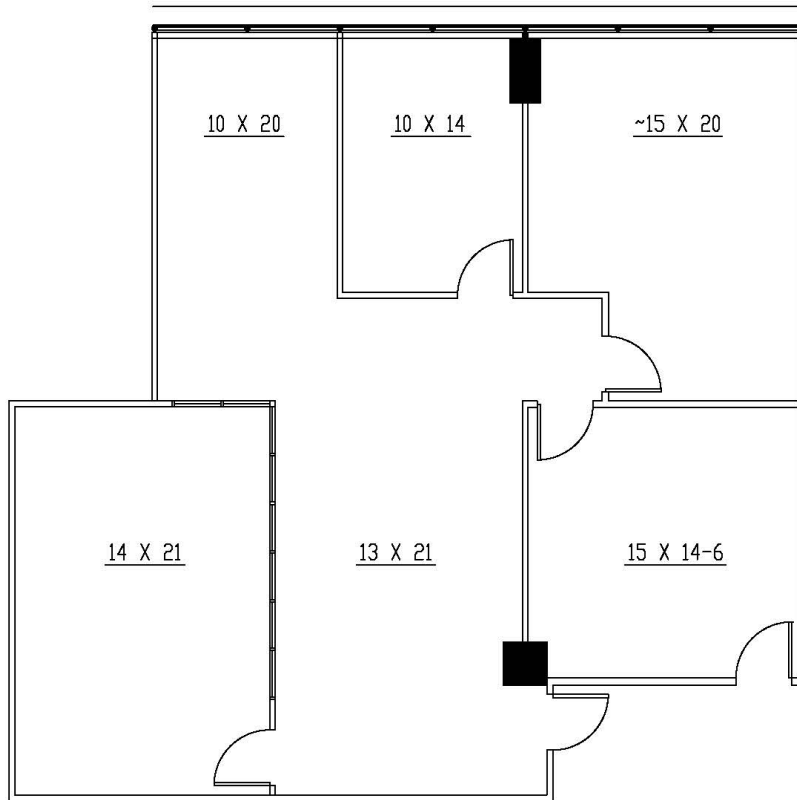
The tenant WiFi lounge off the atrium.



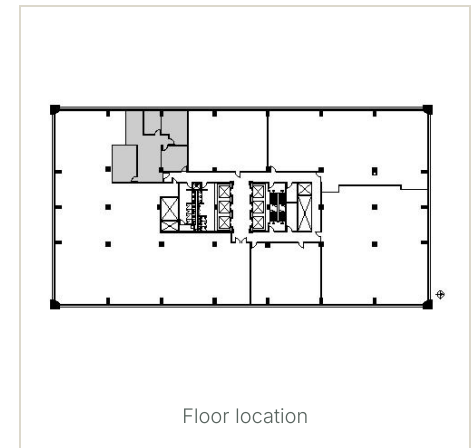
On-site restaurant and sundry shop.

Suite 1275

FLOOR 12 · 1,804 RSF



- 1,804 rentable square feet
- Floor 12



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.



290

390

500 PARK BOULEVARD

ARLINGTON HEIGHTS RD

DEVON AVE

THORNDALE AVE

HAMILTON LAKES BUSINESS PARK

W IRVING PARK RD

PROSPECT AVE

ITA METRA

19

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.

500 PARK BOULEVARD

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

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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