

## One Pierce Place

Suite 285 West  
Itasca, IL 60143

# HAMILTON PARTNERS

www.hamiltonpartners.com



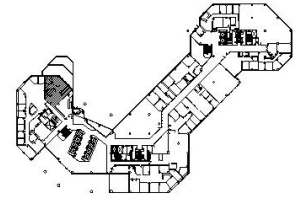
### DETAILS

**Square Feet:** 1,650 S.F.  
**Net Rent:** \$15.50/S.F.  
**OP. Expense:** \$9.03/S.F.  
**Tax:** \$1.71/S.F.  
**Gross Rent:** \$26.24/S.F.

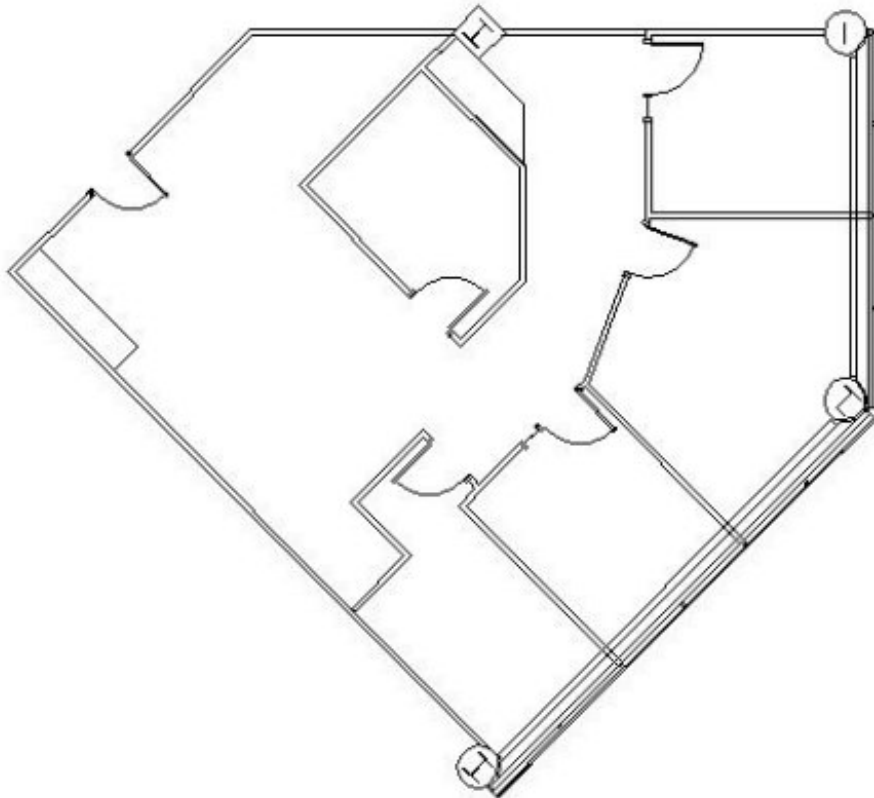
### SUITE FEATURES

- Operating and Tax stops are 2018 estimates
- On-site management
- Newly renovated fitness center in building
- 24 hour manned security
- Delicatessen and sundry shop in building
- Energy Star Certified and LEED Gold Certified
- AT&T, Comcast and Verizon service available

### SECOND FLOOR PLAN



### SPACE PLAN



### HAMILTON PARTNERS - Sponsoring Broker

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