

HOME

PROPERTY SPECIFICATIONS

LOCATION AND ACCESS

BUILDING AMENITIES

NEARBY AMENITIES

AVAILABILITY

FLOOR PLANS

SPACE PHOTOS

DESIGNATIONS

TWO PIERCE PLACE TEAM



BUILDING DESCRIPTION

Two Pierce Place is a premier Class A office property that provides an exceptional opportunity in the most recognizable building in the northwest market. This landmark building offers breathtaking views in all directions and desirable signage exposure on top of its 25 stories.



BUILDING SPECIFICATIONS

| | |
|-------------------------|---|
| PROPERTY NAME | Two Pierce Place |
| ADDRESS | Two Pierce Place, Itasca, IL |
| LOCATION | Hamilton Lakes Business Park at I-290 and Thorndale Ave. |
| YEAR BUILT | 1991 |
| SQUARE FOOTAGE | 493,990 SF |
| NUMBER OF FLOORS | 25 |
| PARKING | Deck parking, executive reserved parking, plus additional surface parking added in 2015 |



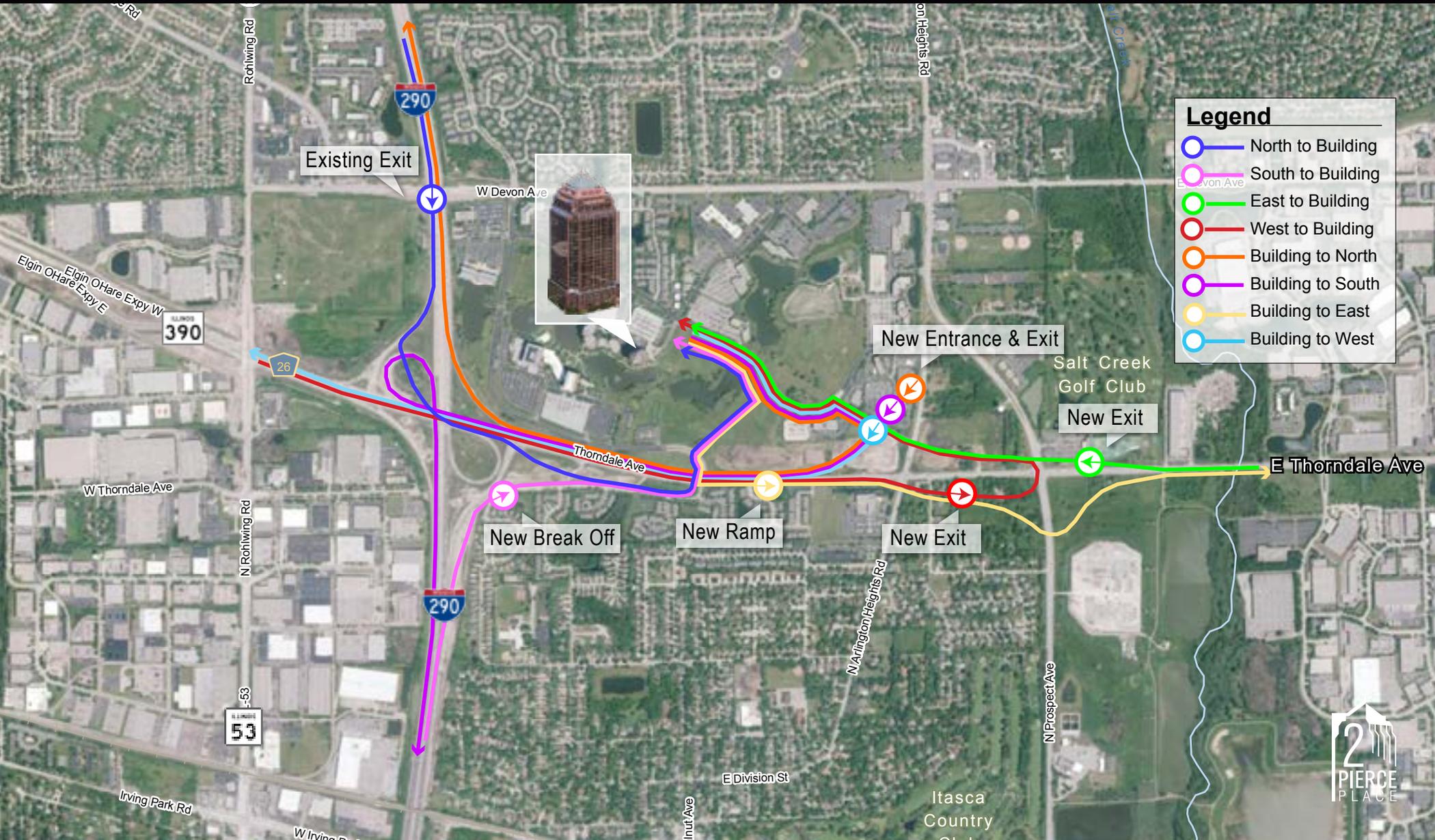
FEATURES

- **Itasca's Premier Office Building**
- **Strong institutional ownership - No mortgage on the property**
- **Efficient 20,000-square-foot floor plates ideal for large or small users**
- **Covered parking structure and underground executive garage**
- **On-site deli and sundry shop**
- **Fitness center**
- **On-site management**
- **Low DuPage County tax base**
- **Outstanding Views**
- **Located in the park-like setting of Itasca's prestigious 300-acre Hamilton Lakes Business Park**
- **Three lakes surrounded by hotels, restaurants, health club, and walking paths**



LOCATION AND ACCESS

Two Pierce Place features convenient access to major roadways including I-290, Thorndale Avenue, the new Elgin-O'Hare Expressway, and Route 83 offering easy access to Chicago O'Hare International Airport and numerous area amenities.



Legend

- North to Building
- South to Building
- East to Building
- West to Building
- Building to North
- Building to South
- Building to East
- Building to West



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GAME ROOM



LOUNGE



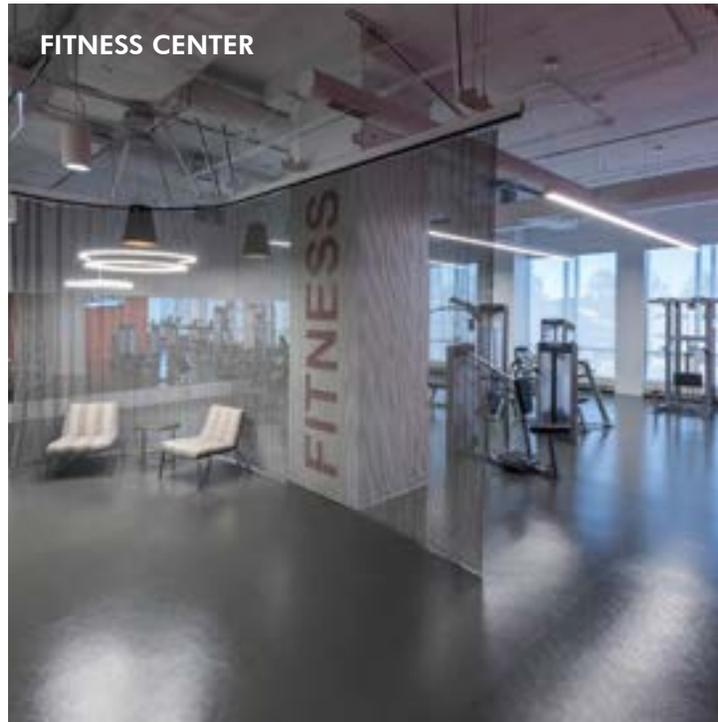
CONFERENCE FACILITY



CAFE

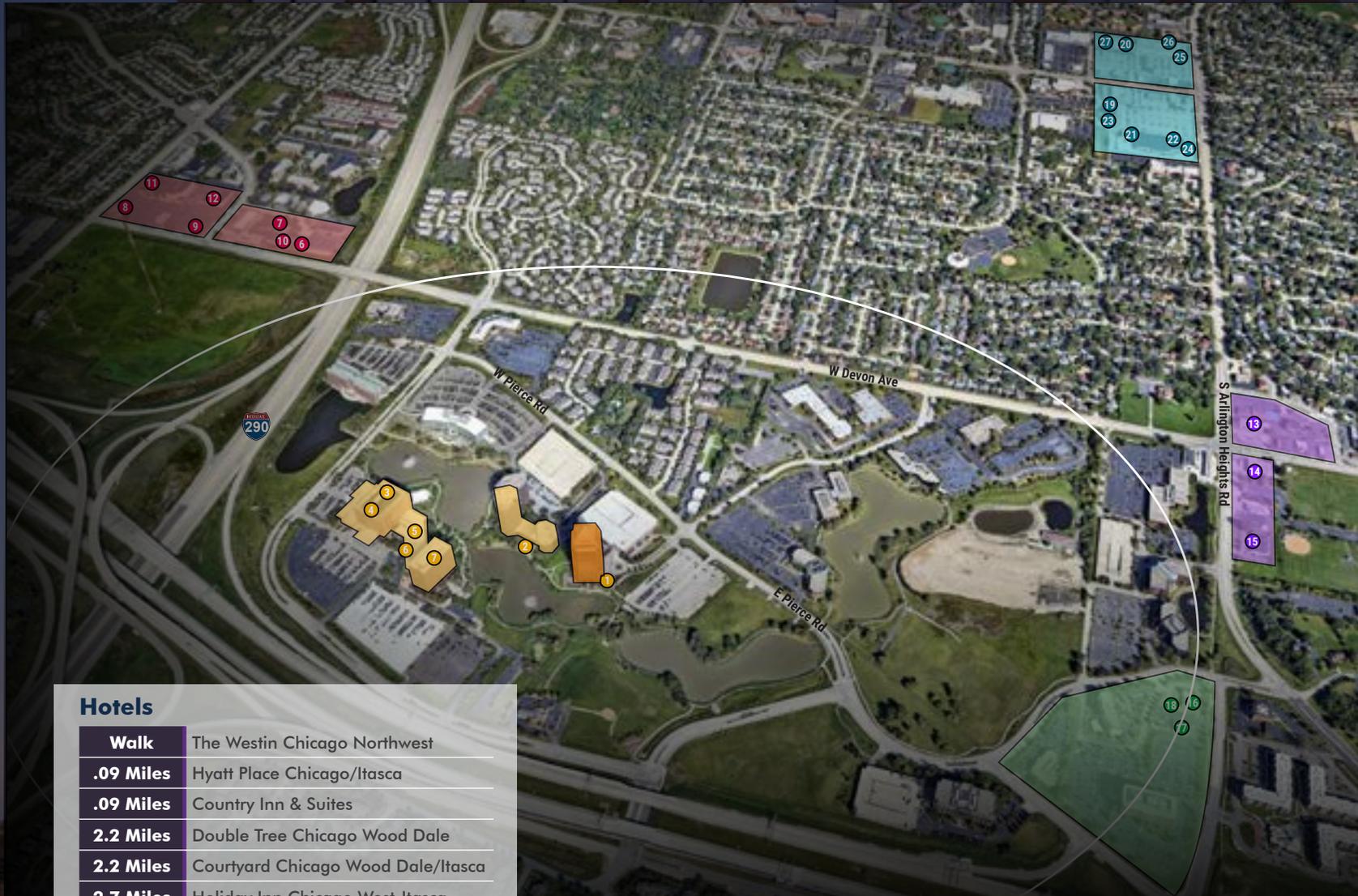


FITNESS CENTER



OUTDOOR PATIO / GAMES





Hotels

| | |
|------------------|------------------------------------|
| Walk | The Westin Chicago Northwest |
| .09 Miles | Hyatt Place Chicago/Itasca |
| .09 Miles | Country Inn & Suites |
| 2.2 Miles | Double Tree Chicago Wood Dale |
| 2.2 Miles | Courtyard Chicago Wood Dale/Itasca |
| 2.7 Miles | Holiday Inn Chicago West-Itasca |

+/-2 MIN. WALK

- 1 Michaels On Main Café
- 2 Deli Time
- 3 Westin
- 4 400 Park Bistro
- 5 Seared Fine Dining
- 6 Hamilton Lakes Athletic Club
- 7 Hirano Japanese Restaurant

+/-2 MIN. DRIVE

- 6 Dunkin Donuts
- 7 Subway
- 8 Jimmy's Charhouse
- 9 Elly's Pancake House
- 10 RoccoVino's
- 11 Teddy's Diner
- 12 Real Time Sports Bar

+/-2 MIN. DRIVE

- 13 Subway
- 14 Dairy Queen
- 15 Brown's Chicken

+/-5 MIN. WALK

- 16 Besa Mi Taco
- 17 Buona Beef
- 18 Hyatt Place

+/-3 MIN. DRIVE

- 19 Starbucks
- 20 Panera
- 21 Buffalo Wild Wings
- 22 Jimmy John's
- 23 Jersey Mike's Subs
- 24 Chipotle Mexican Grill
- 25 McDonald's
- 26 Little Caesars
- 27 Big Sammy's Hot Dogs

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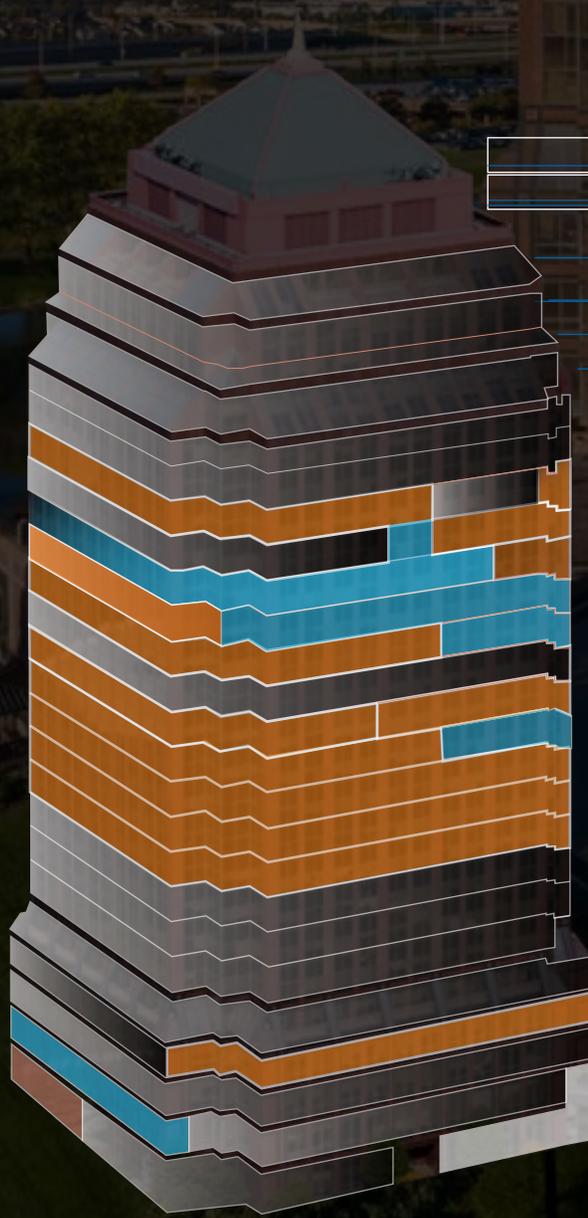
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FLOOR

| |
|--|
| Mechanical |
| Mechanical |
| Leased |
| Available 4,058 SF |
| Available 3,176 SF Available 5,253 SF Leased |
| Available 8,626 SF Leased |
| Leased |
| Leased |
| Leased |
| Leased |
| Leased Available 7,637 SF |
| Available 5,220 SF Leased |
| Leased |
| Leased |
| Leased Available 5,254 SF |
| Available 21,527 SF |
| Available 21,015 SF |
| Available 22,524 SF |
| Leased |
| Leased |
| Leased |
| Amenity Floor |

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DOWNLOAD FLOOR PLANS



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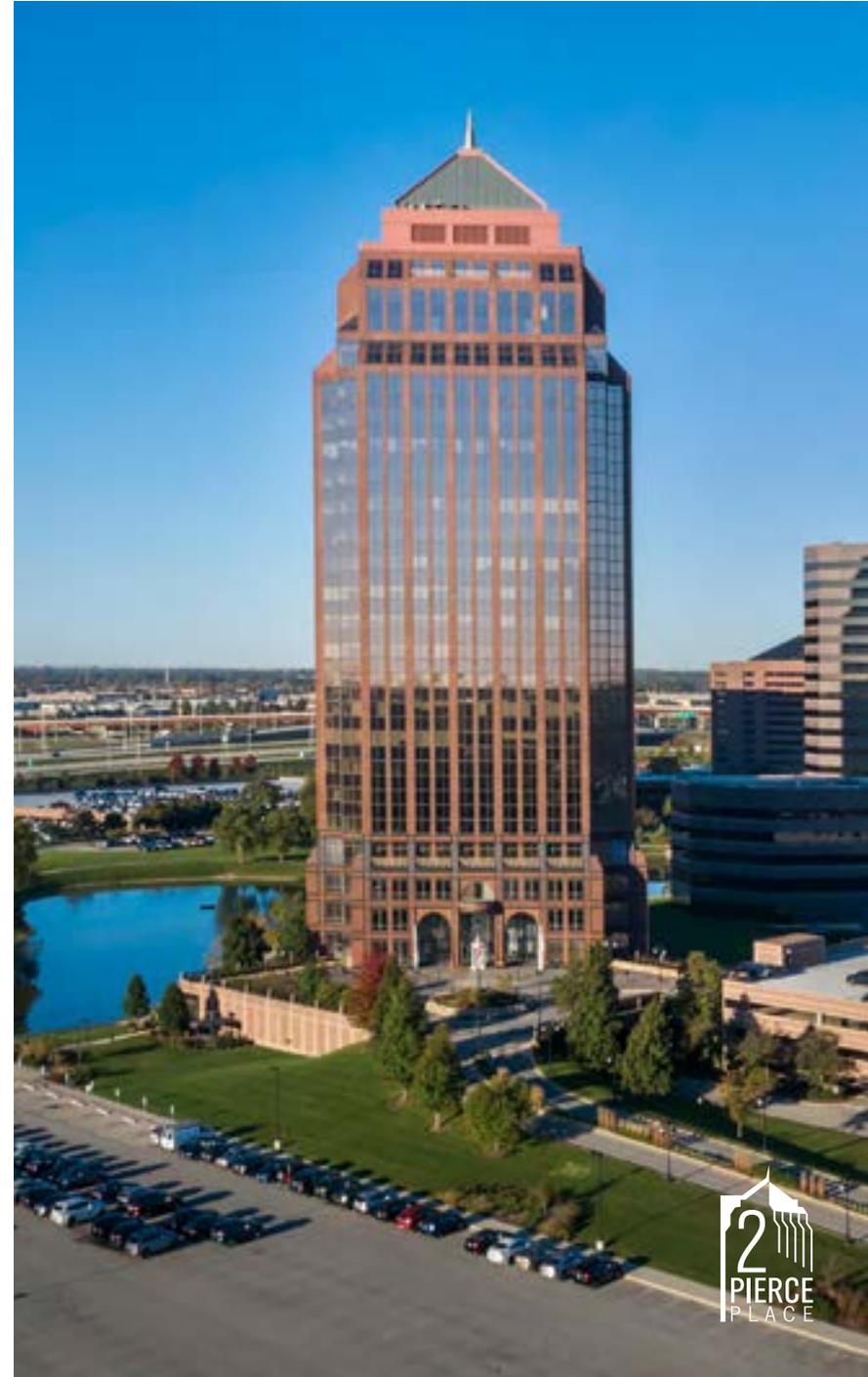
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BOMA 360

BOMA 360 Performance Program® has become a distinguished designation to indicate a building is operating at the highest standards of excellence.



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Sovereign Partners is a real estate investment firm that specializes in the acquisition of quality assets and opportunistic debt throughout the United States. Sovereign's real estate team draws on a deep knowledge of real estate fundamentals and capital markets to acquire properties and loans throughout the country, with a focus on office, hospitality and residential asset classes.

NEWMARK

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