

# HAMILTON PARTNERS

1250 Arlington Heights Road



HAMILTON LAKES  
CENTER OF THE SUBURBS™





1200 AHR

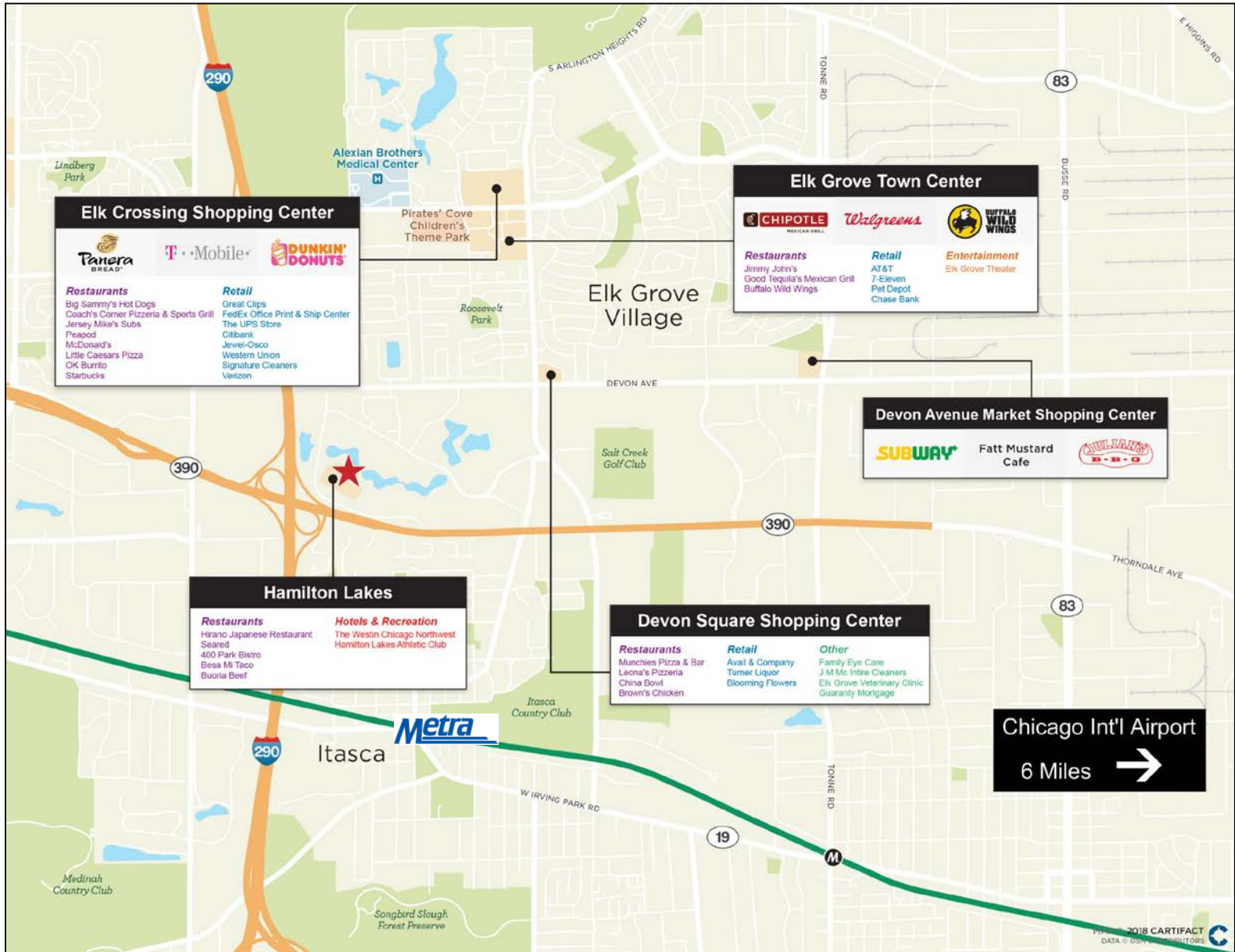
**1250 AHR**

**1250 AHR  
Parking Garage**

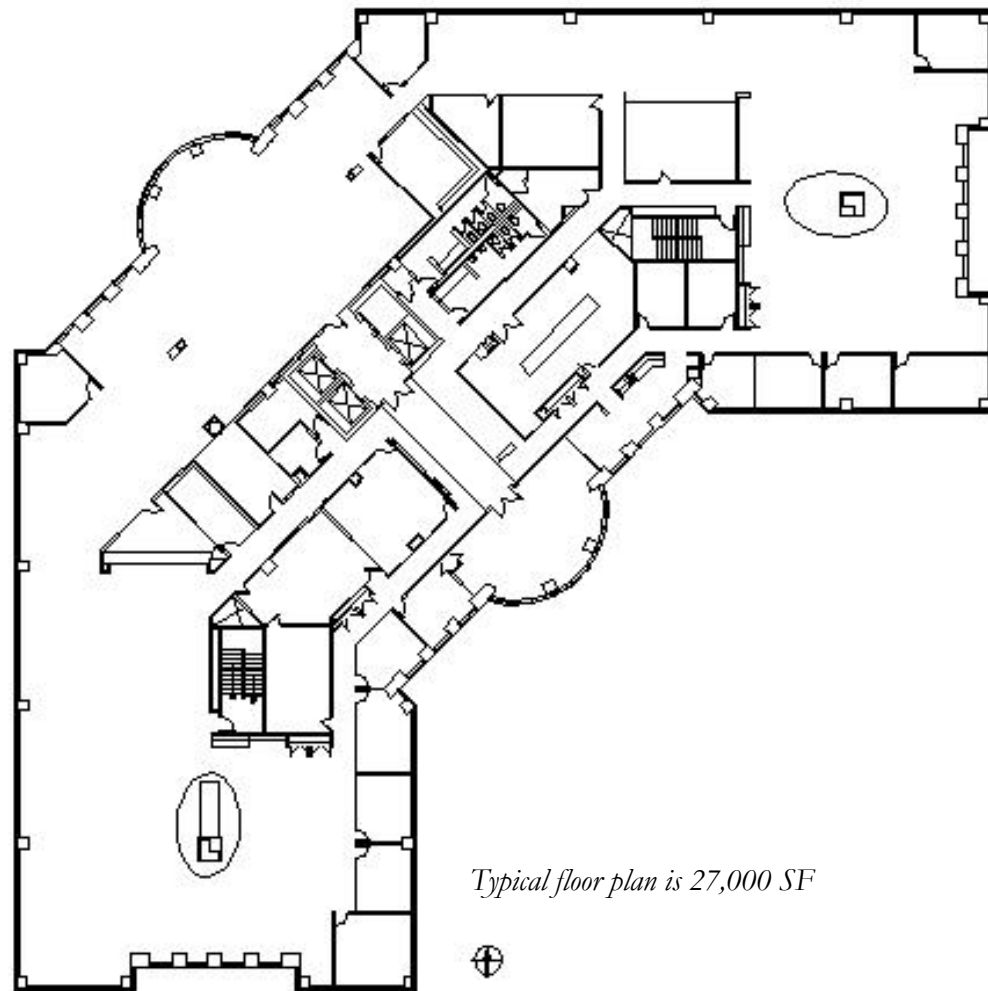
1300 AHR





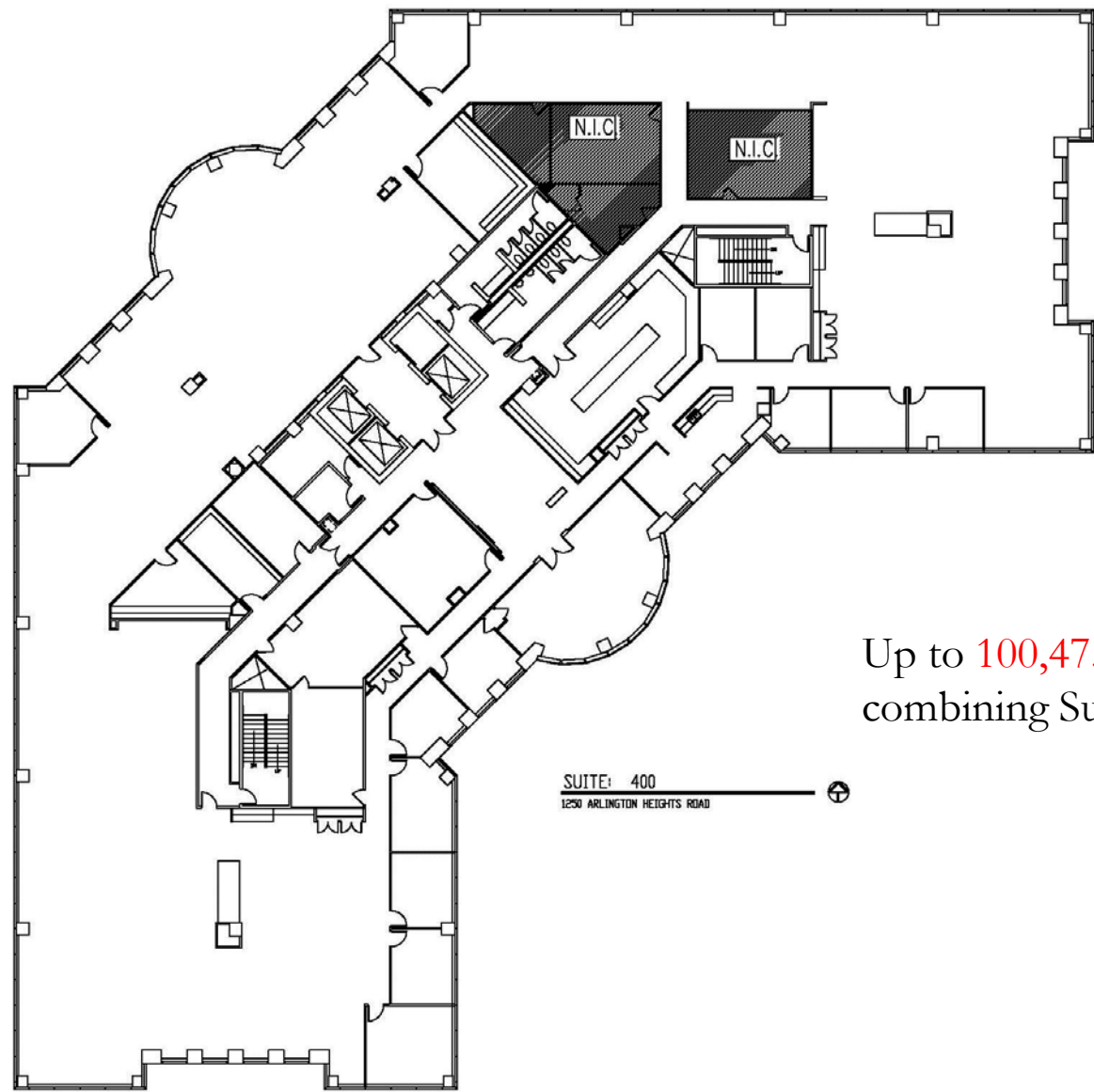


Year Built:	1991
Total Square Footage:	130,934 S.F.
Typical Floor Size:	27,000 S.F.
Parking Ratio:	4/1000
OP. Expense:	\$7.27/S.F.
Tax:	\$3.00/S.F.



Property Features Include:

- LOW DuPage County Taxes
- Covered Parking
- Building Signage Available
- 5 Story Class "A" Building
- Delicatessen
- Building Conference Room
- Energy Star Rated
- Restaurants within Walking Distance
- Hotels & Health Club Nearby
- Great Access to O'Hare and Chicago
- AT&T and Comcast Service Available



Up to 100,475 S.F. available by combining Suites 200, 300, 400 and 500



# HAMILTON LAKES HEALTH CLUB



*Hamilton Lakes Health Club  
500 Park Blvd. Ste 150  
Itasca, Il 60143*

<http://lifestart.net/HLAC>

*Corporate Memberships are available!*

**HAMILTON  
PARTNERS**

*Hamilton Lakes Health Club  
500 Park Blvd. Ste 150  
Itasca, Il 60143*

## *Health Club Features*

- Indoor Pool
- Towel Service
- Laundry Service
- Indoor Basketball Court
- Private Shower Stalls
- Racquetball Court
- Free Weight Area
- Group Exercise Studio
- Cardio Studio
- Functional Training Area
- Personal Training
- Weight Management Programs
- Nutritional Consultations

Contact Information:

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GET TO THE TRAIN AND BACK IN A

# DASH<sup>®</sup>



Enjoy a safe, affordable and reliable ride to and from the Itasca train station and Hamilton Lakes Business Park — *in a Dash!*



Schedule your next ride with the ItascaDash app today!

## ITASCA DASH<sup>®</sup>

HAMILTON  
PARTNERS

Go for a DASH when you need it most — during your rush hour commute

MONDAY THROUGH FRIDAY

**AM** trains arriving  
at Itasca Train Station

**7:10 | 7:53 | 8:40**

**PM** trains departing  
from Itasca Train Station

**3:50 | 4:40 | 5:30**

### Get where you need to go in a Dash

- Enjoy Dash for just **\$5 a ride**
- Monthly passes available for \$100 for a guaranteed seat
- Sit back and relax in environmentally friendly vehicles
- Experience convenience, reliability and peace of mind

Download the ItascaDash app now from the Apple or Google Play store to schedule your next ride. Visit [dashevondemand.com](http://dashevondemand.com) for more information.



## ITASCA DASH<sup>®</sup>

HAMILTON LAKES  
CENTER OF THE SUBURBS<sup>™</sup>