

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

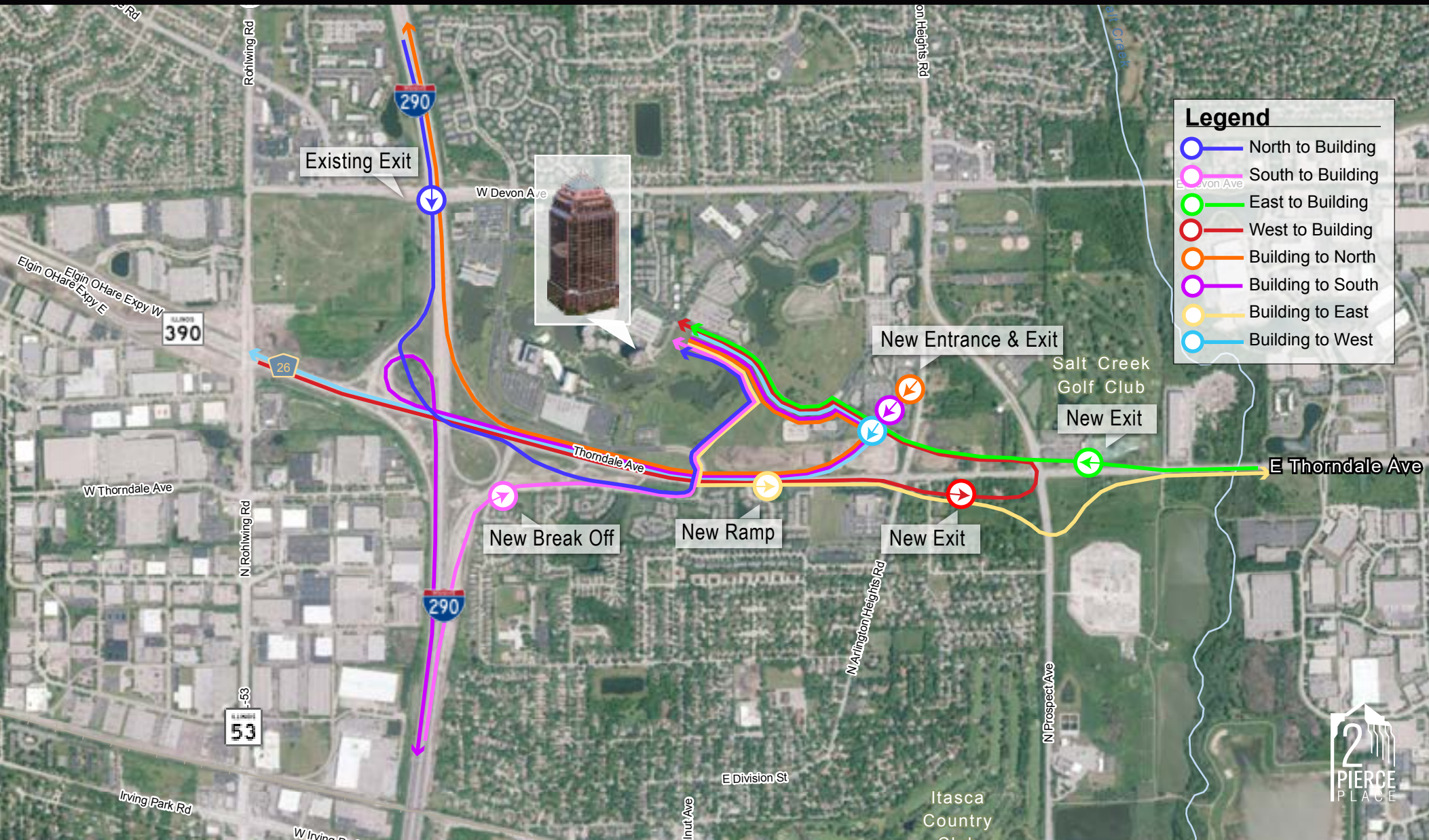
FEATURES

- **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.



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GAME ROOM



LOUNGE



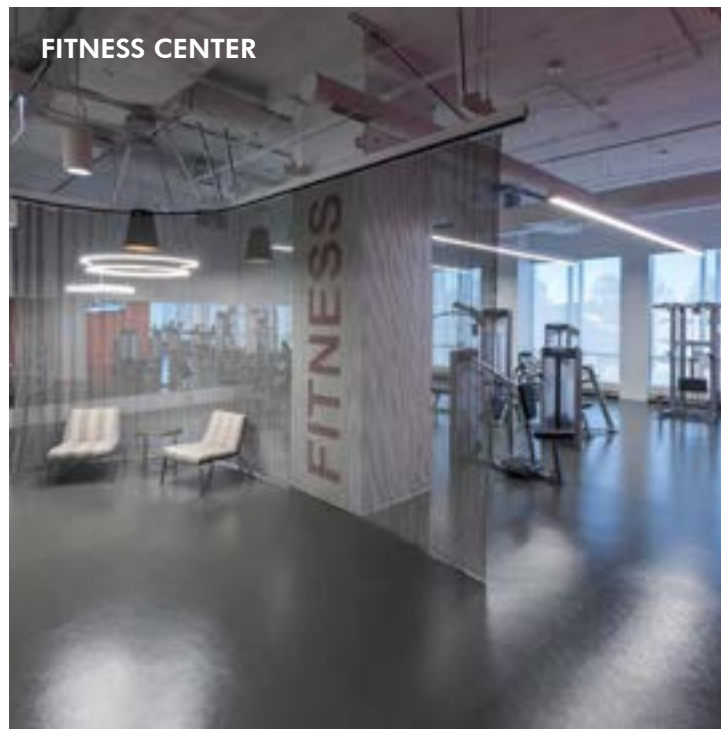
CONFERENCE FACILITY



CAFE

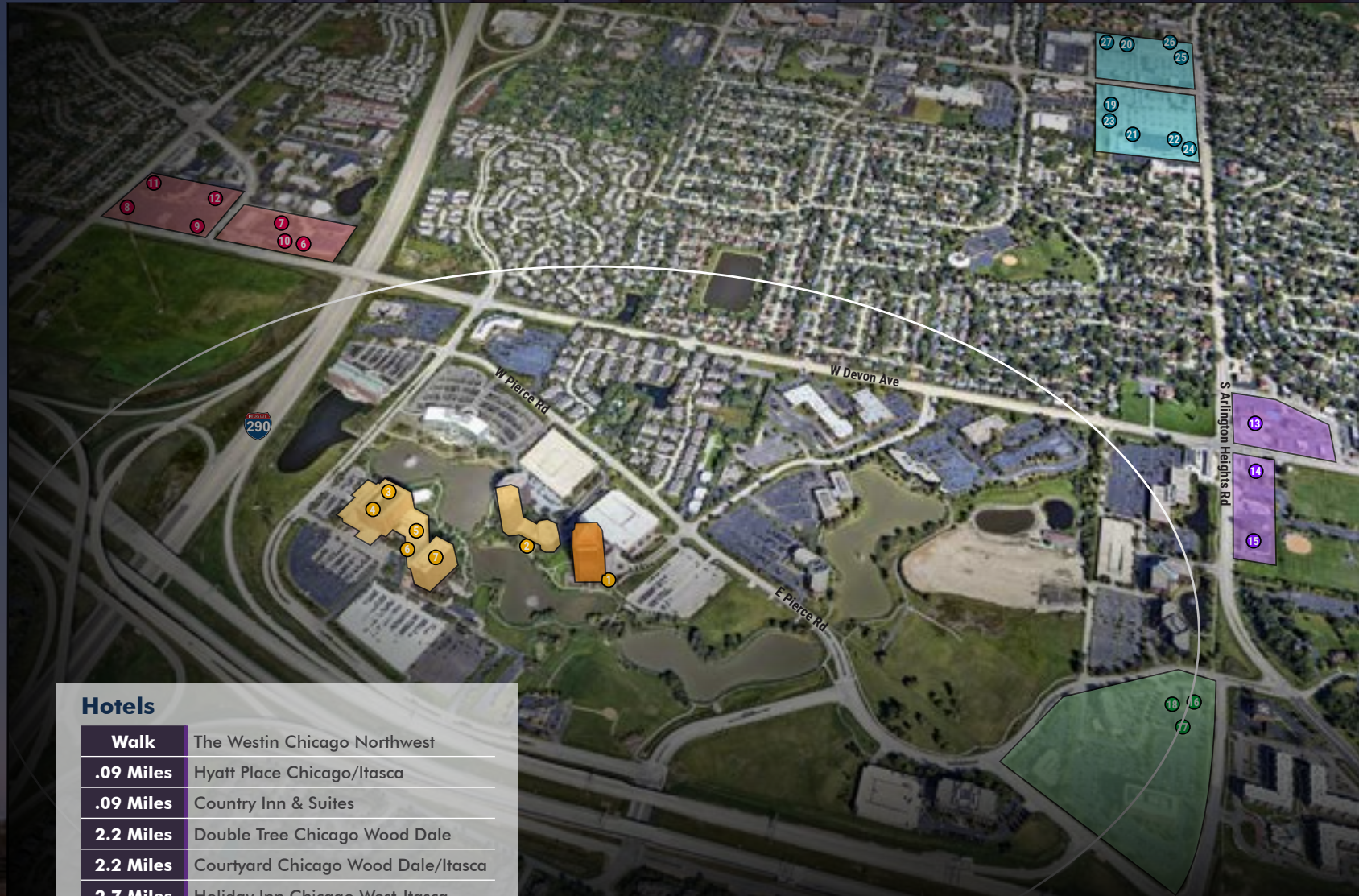


FITNESS CENTER



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

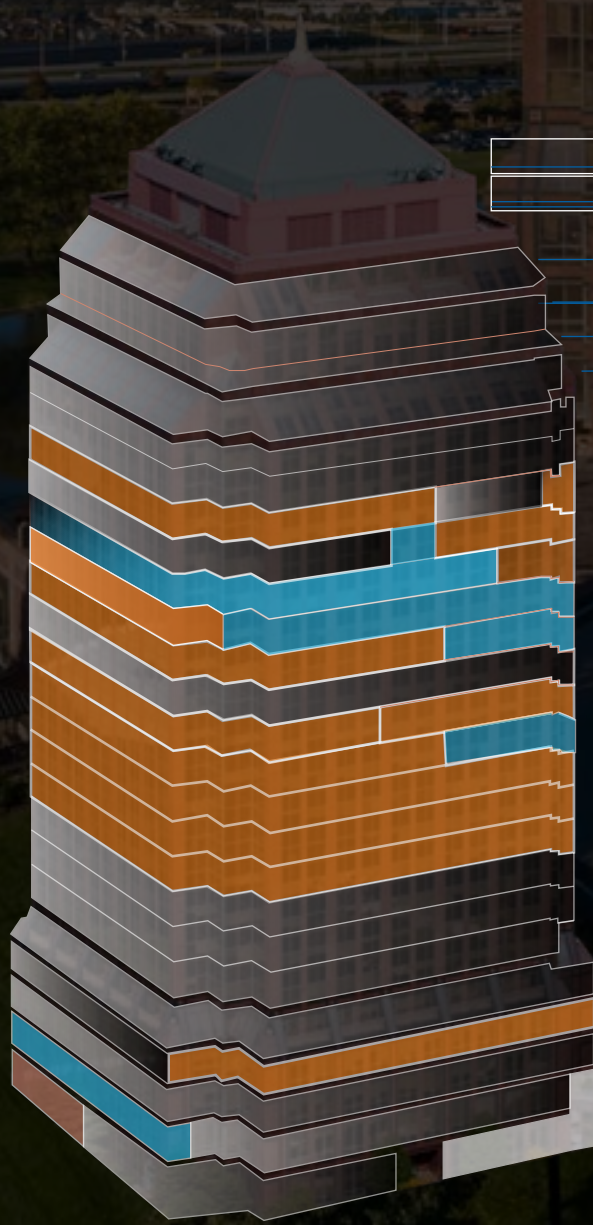
- 13 Subway
- 14 Dairy Queen
- 15 Brown's Chicken

+/- 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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Mechanical	
Mechanical	
Leased	
Leased	
Leased	
Available 20,342 SF	
Leased	
Leased	
Available 4,058 SF	
Available 3,176 SF	Leased
Available 8,626 SF	Leased
Leased	
Leased	
Leased	
Leased	
Leased	Available 7,637 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

FLOOR

27

26

25

24

23

22

21

20

19

18

17

16

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DOWNLOAD
FLOOR PLANS



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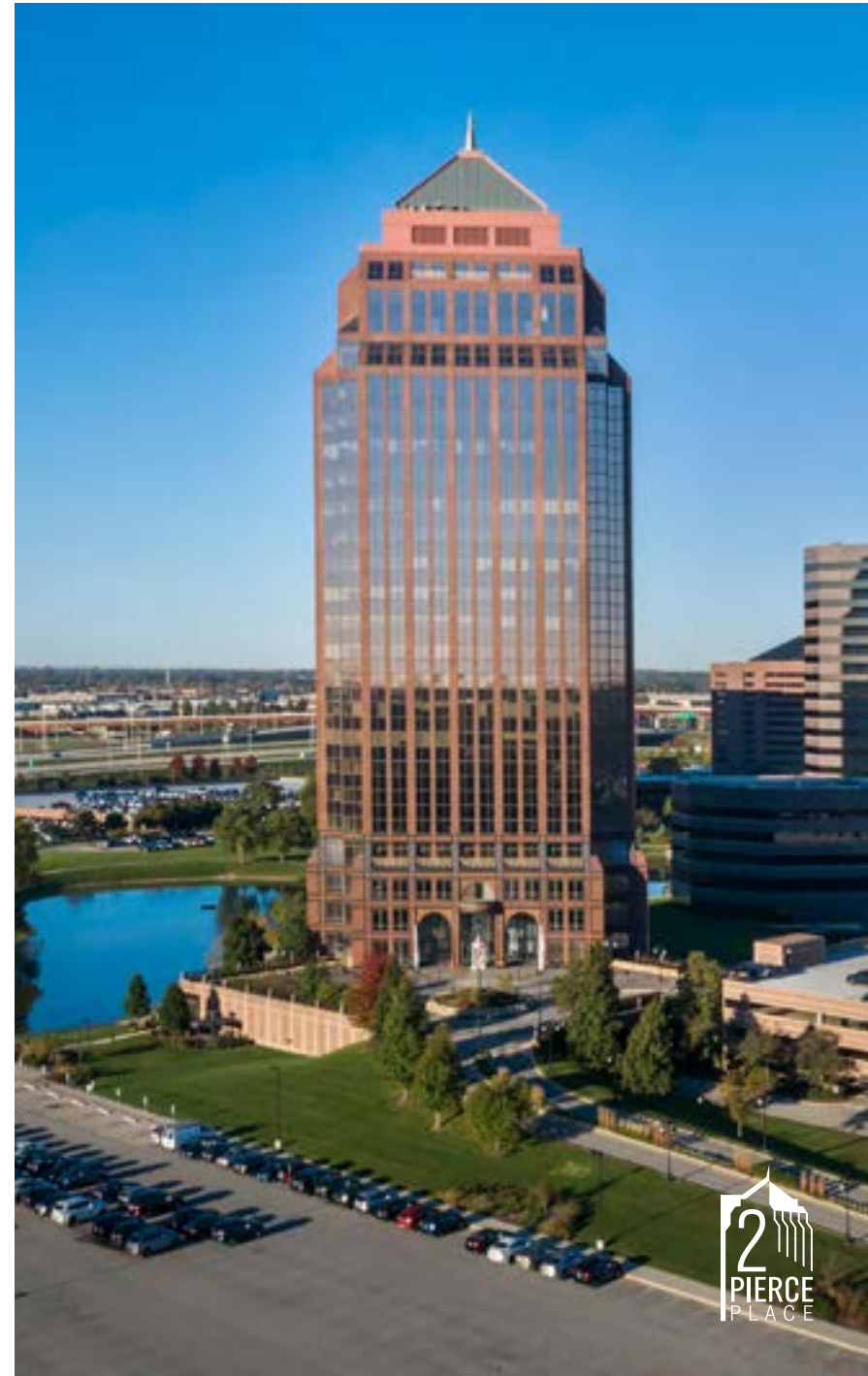
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BOMA 360

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.

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