

HOME

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LOCATION AND  
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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



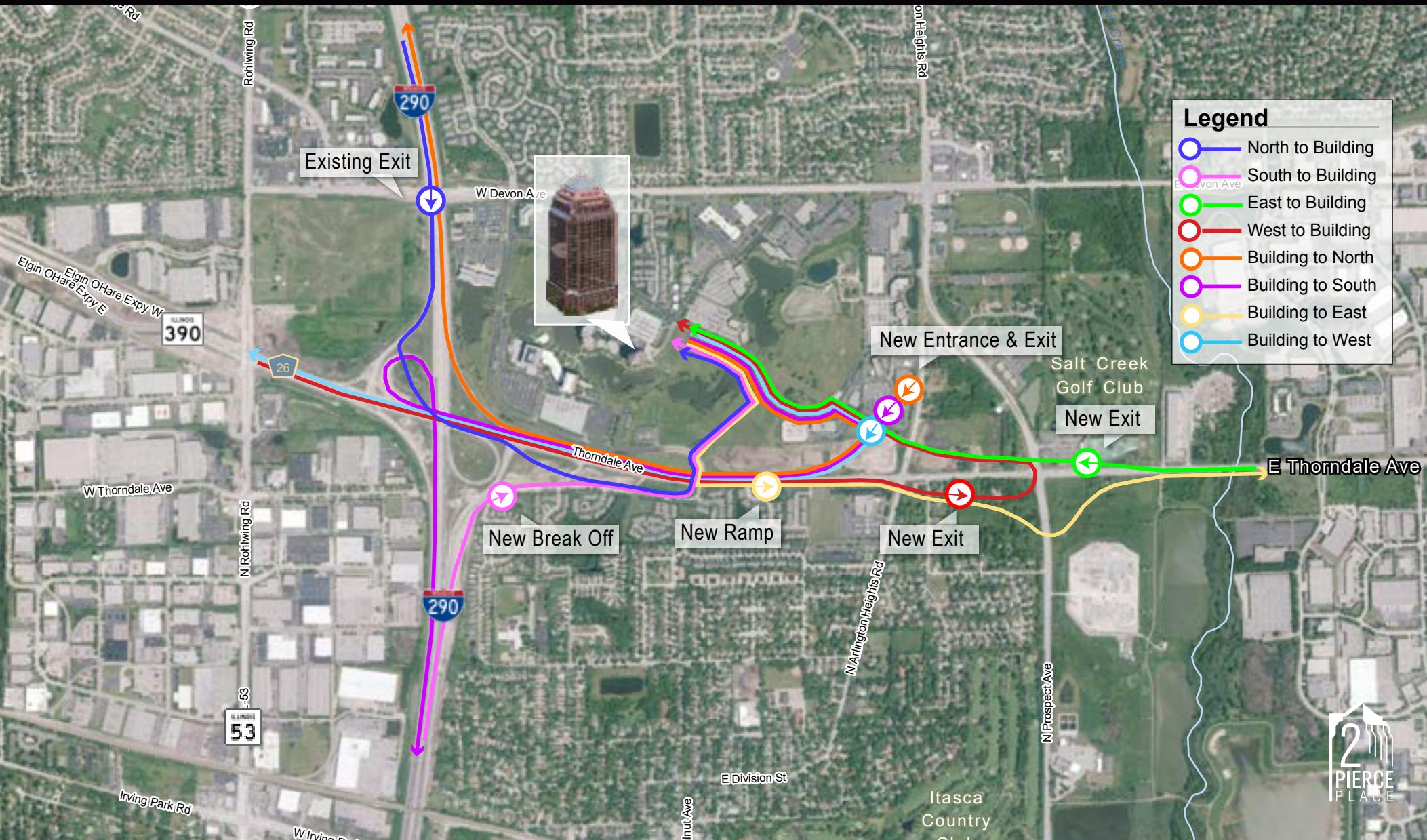
## FEATURES

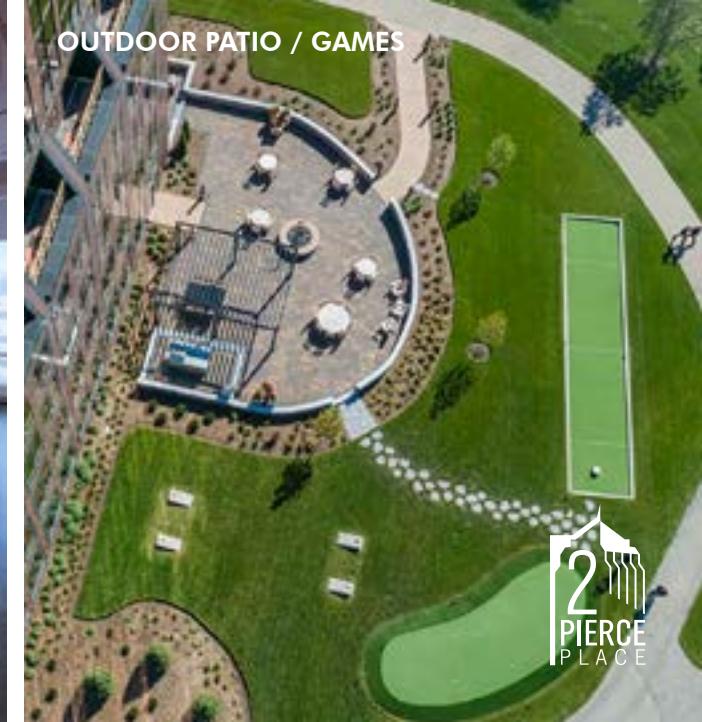
- **Itasca's Premier Office Building**
- **Strong institutional ownership - No mortgage on the property**
- **Efficient 20,000-square-foot floor plates ideal for large or small users**
- **Covered parking structure and underground executive garage**
- **On-site deli and sundry shop**
- **Fitness center**
- **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**

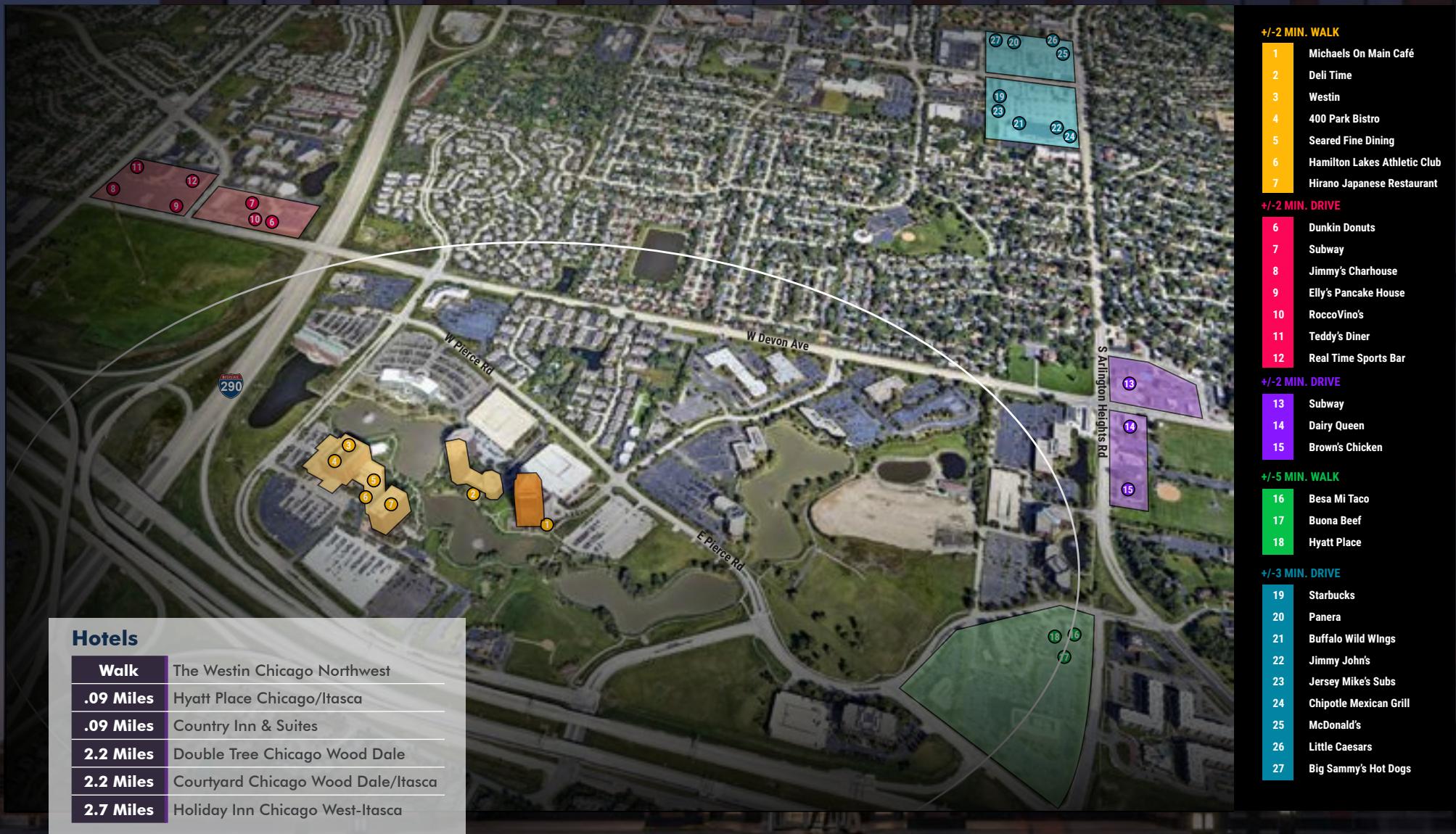


## LOCATION AND ACCESS

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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PLACE TEAM](#)**GAME ROOM****LOUNGE****CONFERENCE FACILITY****CAFE****FITNESS CENTER****OUTDOOR PATIO / GAMES**





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DOWNLOAD  
FLOOR PLANS

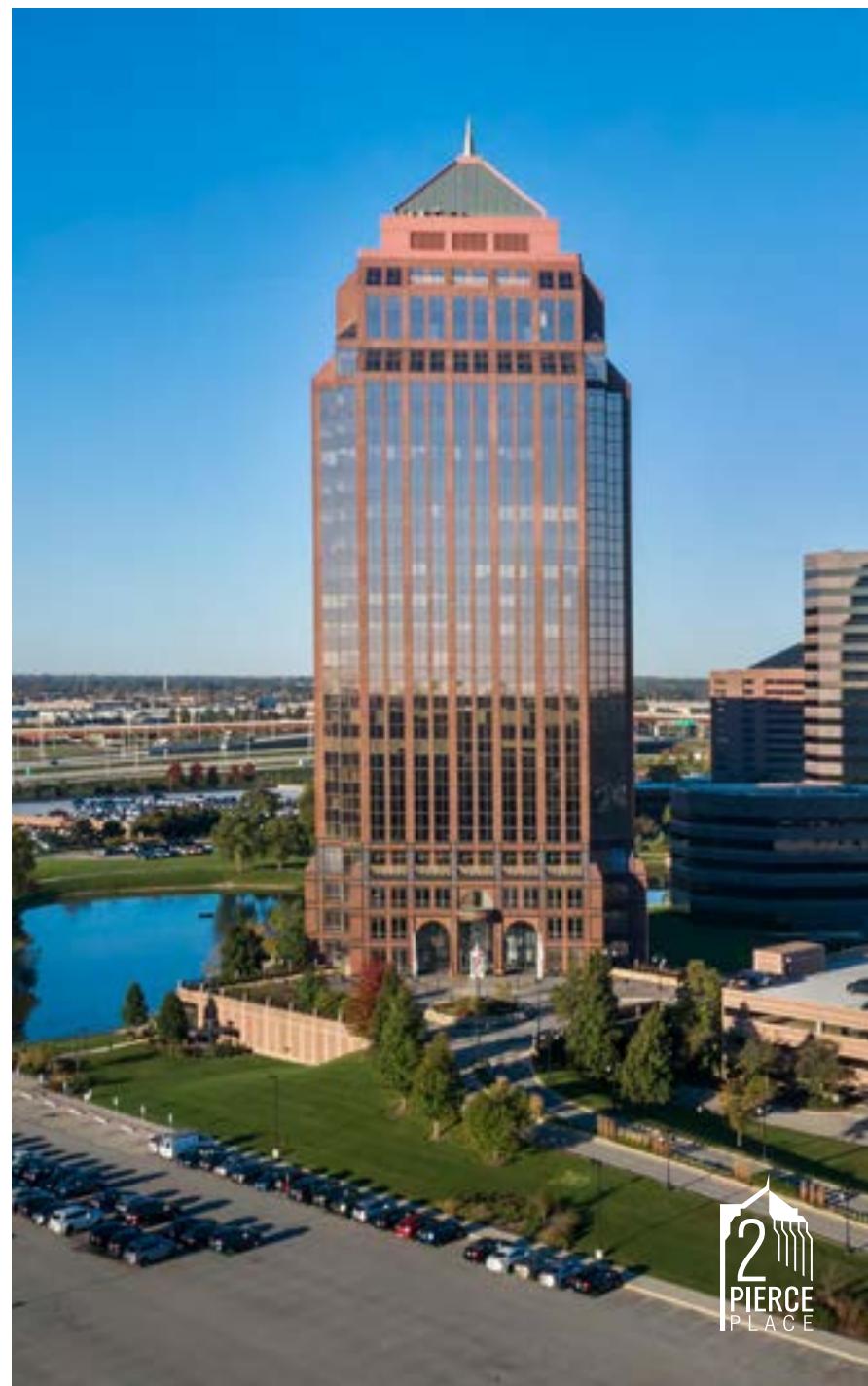


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### BOMA 360

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





## SOVEREIGN PARTNERS - OWNERSHIP

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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