



ONE PIERCE PLACE

HAMILTON LAKES BUSINESS PARK, ITASCA



ONE PIERCES

PROPERTY DETAILS

MANAGER Hamilton Partners

RENOVATED 2015/2018

RENTABLE 525,422 S.F.

FLOOR SIZES 32,000 S.F.

STRUCTURE

Steel beam with pan decking.

ELEVATORS

4 cabs to serve floors one through nine and 4 cabs to serve floors nine through fifteen in the West Tower. All 8 cabs have a capacity of 3,500 lbs.

HVAC

The building has a central chiller plant with a built-up central fan system utilizing fan-powered parallel VAV boxes with electric reheat coils on the perimeter and VAV boxes in the interior. The ground floor and 2nd floor have electric baseboards in lieu of re-heats in the VAV boxes.

ELECTRICAL

The building has a 3-phase, 13.8 kV service with 277/480-volt service on the odd floors and 120/208-volt service on the even floors.

LOADING DOCK

There is a three-bay dock on the east side of the building that is accessed from Pierce Road.

BUILDING SERVICE HOURS

6 am to 6 pm M-F 8 am-1pm on Saturday

TELECOM/CABLE/INTERNET

Building is wired for AT&T, Comcast, Verizon and XO Communications.

SECURITY

There is a manned security desk in the main lobby with a guard 24 hours per day/7 days a week. All exterior building doors are equipped with a card access system.

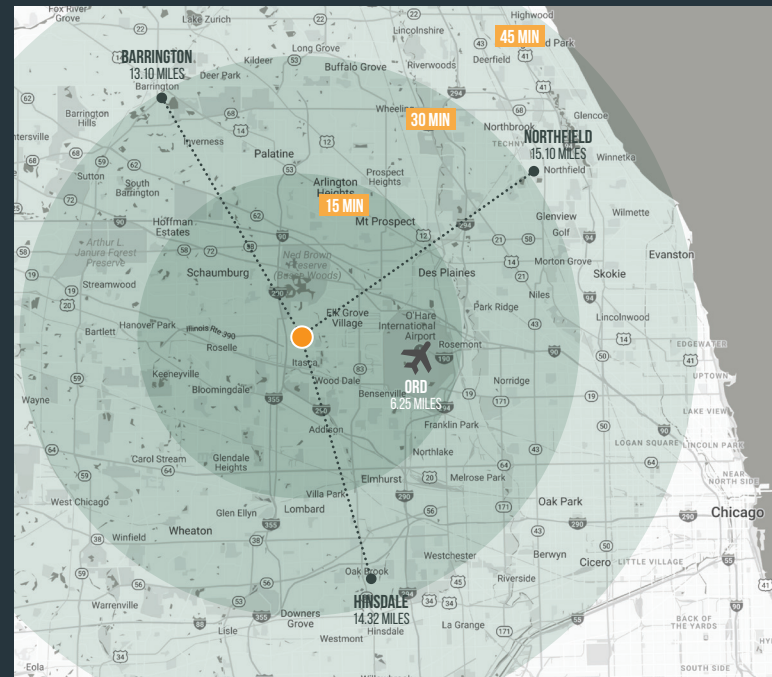
PUBLIC TRANSPORTATION

PACE Bus to Itasca Metra station.
DASH on Demand Transportation.

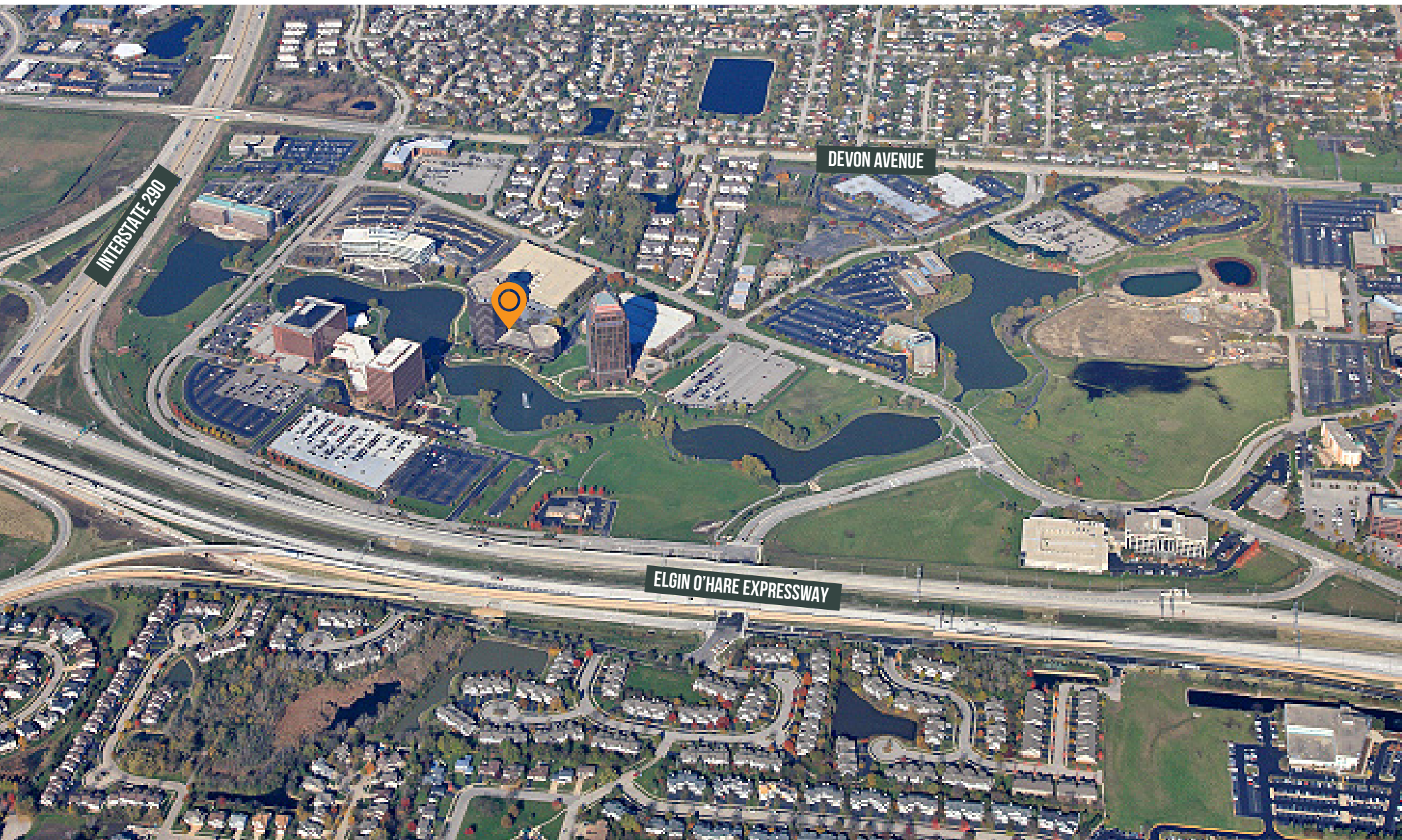
CENTER OF THE SUBURBS

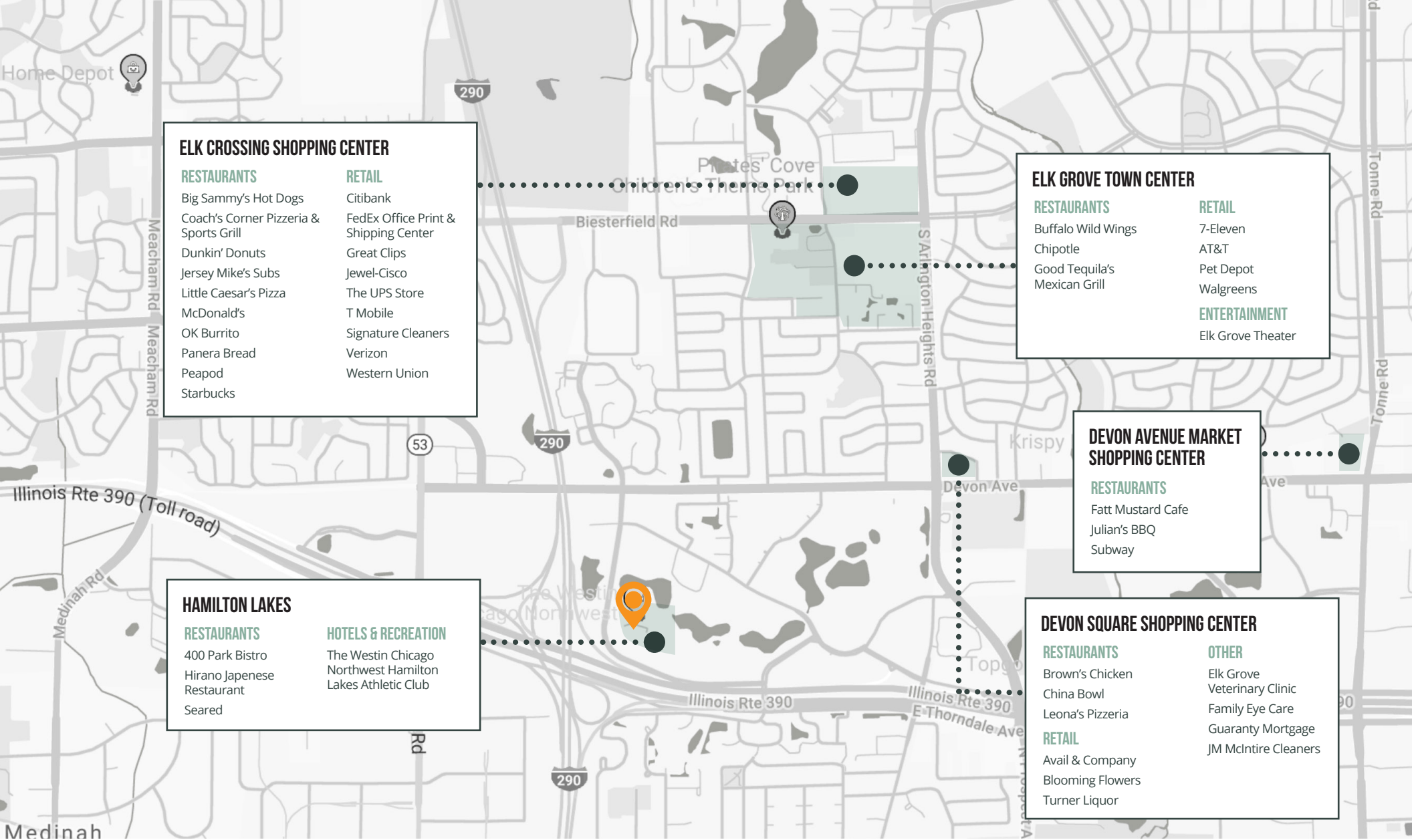
One Pierce Place is located within Hamilton Lakes Business Park. Hamilton Lakes is a master-planned business park with 3.5 million SF of Class A office space and 8 additional acres of developed land.

Ideally located off the newly constructed I-390 Expressway, O'Hare International Airport and downtown Chicago are easily accessible for One Pierce tenants.



LOCATION IN HAMILTON LAKES





ELK CROSSING SHOPPING CENTER

RESTAURANTS

- Big Sammy's Hot Dogs
- Coach's Corner Pizzeria & Sports Grill
- Dunkin' Donuts
- Jersey Mike's Subs
- Little Caesar's Pizza
- McDonald's
- OK Burrito
- Panera Bread
- Peapod
- Starbucks

RETAIL

- Citibank
- FedEx Office Print & Shipping Center
- Great Clips
- Jewel-Cisco
- The UPS Store
- T Mobile
- Signature Cleaners
- Verizon
- Western Union

ELK GROVE TOWN CENTER

RESTAURANTS

- Buffalo Wild Wings
- Chipotle
- Good Tequila's
- Mexican Grill

RETAIL

- 7-Eleven
- AT&T
- Pet Depot
- Walgreens

ENTERTAINMENT

- Elk Grove Theater

DEVON AVENUE MARKET SHOPPING CENTER

RESTAURANTS

- Fatt Mustard Cafe
- Julian's BBQ
- Subway

HAMILTON LAKES

RESTAURANTS

- 400 Park Bistro
- Hirano Japanese Restaurant
- Searched

HOTELS & RECREATION

- The Westin Chicago Northwest Hamilton Lakes Athletic Club

DEVON SQUARE SHOPPING CENTER

RESTAURANTS

- Brown's Chicken
- China Bowl
- Leona's Pizzeria

OTHER

- Elk Grove Veterinary Clinic
- Family Eye Care
- Guaranty Mortgage
- JM McIntire Cleaners

RETAIL

- Avail & Company
- Blooming Flowers
- Turner Liquor

NEARBY
AMENITIES

PROPERTY AMENITIES

Delicatessen

Fitness Center

Training and Conference Room Facilities

Sundry Shop

Covered Parking

24 Hours Security

Child Care Center

Pace Bus Access

DASH on Demand Transportation





2018
**RENOVATIONS
& UPGRADES**

ONE PIERCE PLACE OWNERSHIP



Balfour Pacific Capital Inc. actively manages private equity and real estate limited partnerships, and is owned through the Gibralt Capital Corporation. Our limited partnerships, including Second City Real Estate which has successfully invested in and managed over US\$2.0 billion in assets and found-ed the NYSE listed City Office REIT.



Hamilton Partners, Inc. is one of the Midwest's leading privately held commercial development companies. The company is headquartered in Itasca, Illinois and has regional offices in Buffalo Grove, Illinois and Downers Grove, Illinois and Salt Lake City, Utah and has grown to be one of the largest privately held real estate development firms in the central US with a total portfolio of over 17 million square feet.



"YOUR PARTNER IN COMMERCIAL REAL ESTATE"

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