



# Bays Investment Corporation

3077 W. Jefferson Street, Suite 100, Joliet, IL 60435  
Telephone (815) 741-2700 FAX (815) 741-2823

## **PROPOSAL FOR LEASE SPACE**

**Location:** TWIN OAKS PLACE  
3033 W. Jefferson Street  
Joliet, IL 60435

**Premises:** Suite 202

**Rentable Sq. Ft.** 1,500

**Tenant Improvements:** As Is

**Lease Term:** 3 year minimum

**Monthly Rental Rate:** \$2,550.00 (Gross Monthly Rate)

**Annual Escalation:** None

**Electric and Gas Expense:** Included in rental amount.

**Real Estate Taxes &  
Operating Expenses:** Included in rental amount.

### **RENTAL AMOUNT INCLUDES:**

**Maintenance:** Real Estate Taxes  
Overhead light bulbs, HVAC units

**Tenant Accessibility:** 24/7 access

**Security:** Auto Door Lock System  
10pm until 7am Monday-Saturday  
Building secured all day Sunday

**Building Services:** Free Parking  
Parking lot maintenance  
Lawn Care  
Snow Removal  
Common area cleaning

3033-202 floor plan  
(room names)



