



Bays Investment Corporation

3077 W. Jefferson Street, Suite 100, Joliet, IL 60435

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Email: jbays@baysinvestmentcorp.com

PROPOSAL FOR LEASE SPACE

Location: TWIN OAKS PLACE
3077 W. Jefferson Street
Joliet, IL 60435

Premises: Suite 105 at 4,225 rentable square feet.

Lease Term: 5 years

Monthly Rental Rate: \$7,200.00

Annual Escalation: None (flat for all 5 years)

Electric and Gas Expense: Included in rental amount.

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

RENTAL AMOUNT INCLUDES:

Maintenance: Overhead light bulbs, HVAC units

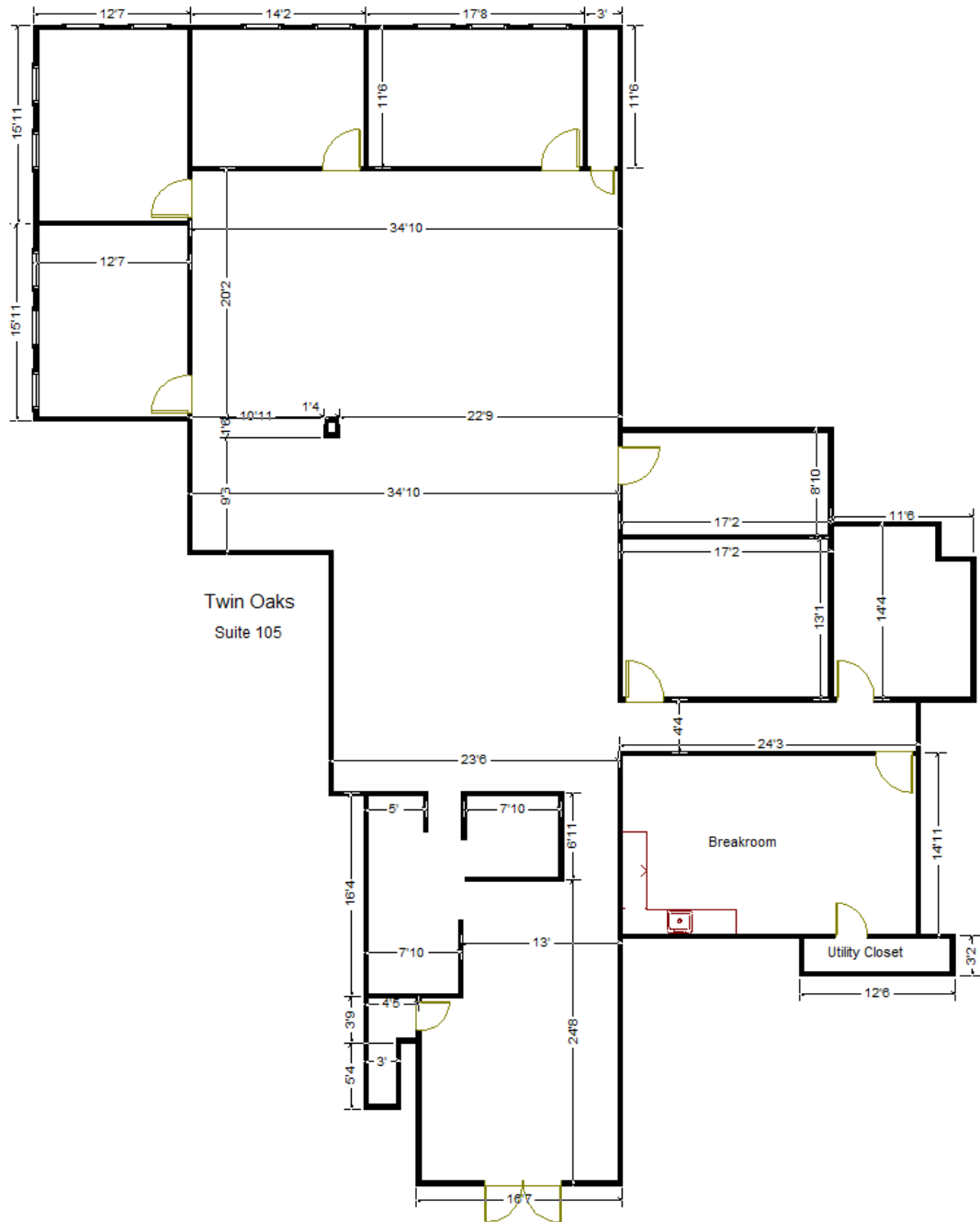
Tenant Accessibility: 24/7 access

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

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Floor Plan w/ Dimensions



Floor Plan w/o Dimensions

