



Bays Investment Corporation

3077 W. Jefferson Street, Suite 100, Joliet, IL 60435
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PROPOSAL FOR LEASE SPACE

For Information Contact: Jessica Bays
815-741-2700 or jbays@baysinvestmentcorp.com

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

Suite: Suite 210 & 214

Rentable Sft: 5,770
Can be divided into: Suite 210 4,600 sft
Suite 214 1,170 sft

Lease Term: 5-year minimum

Monthly Rental Rate: \$10,578.00 Gross Monthly Rate—Suite 210 & 214
\$ 8,433.00 Gross Monthly Rate—Suite 210
\$ 2,145.00 Gross Monthly Rate—Suite 214

Electric and Gas Expense: Included

Real Estate Taxes & Operating Expenses: Included

Relocation: Free relocation within a 15-mile radius

RENT ALSO INCLUDES:

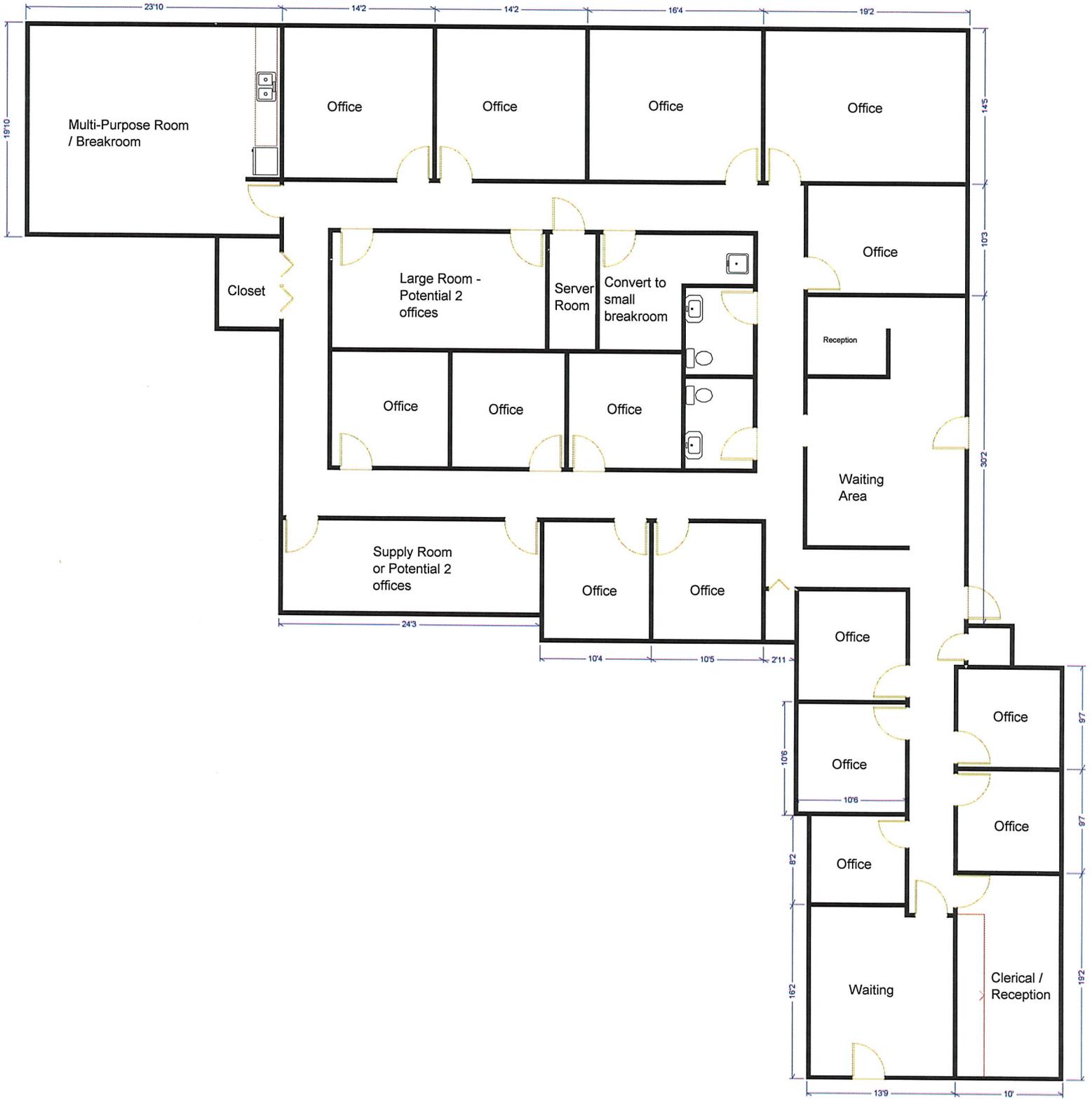
General Maintenance: Including overhead light bulbs

Tenant Accessibility: 24/7 access

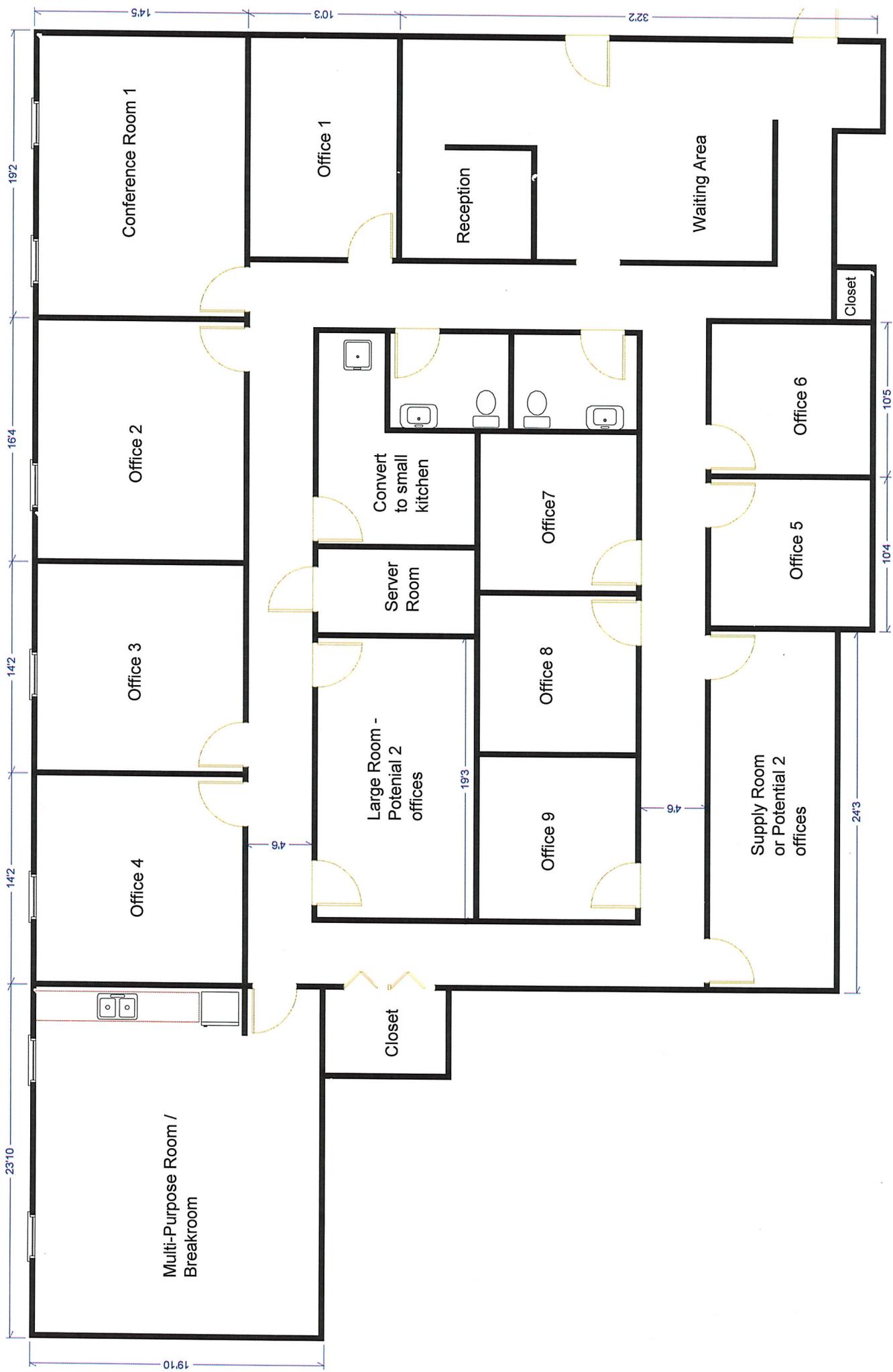
Security: Auto Door Lock System
10pm until 7am Monday-Saturday
Building Secured all day Sunday

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

EXISTING SUITE 3077-210 & 3077-214



SUITE 3077-210



SUITE 3077-214

