



# Bays Investment Corporation

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

## **PIONEER BUILDING** **PROPOSAL FOR SPACE**

**Location:** 54 N. Ottawa Street  
Joliet, IL 60432

**Suite:** 260 (2nd Floor)

**Rental Sq Feet:** 1,425 Rentable Square Feet

**Lease Term:** 5-year minimum

**Rental Amount:** \$2,200.00 Gross per Month (No Annual Escalation)

**Renovation:** Renovation completed March 2024

### **RENTAL AMOUNTS INCLUDES:**

**Utilities:** Gas, Electric & Water  
**Real Estate Taxes:** Included  
**Maintenance:** Overhead Light Bulbs, HVAC Units  
**Tenant Accessibility:** 24/7  
**Building Services:** Courtyard Maintenance  
Snow Removal  
Common Area Cleaning  
**Security:** Auto Door Lock System  
Monday – Friday 6:30am to 7pm  
Saturday – 8am – 1pm  
Sunday – Secured All Day

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