



# Bays Investment Corporation

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

Telephone (815) 741-2700 FAX (815) 741-2823

## PROPOSAL FOR LEASE SPACE

<b>Location:</b>	<b>LARKIN PROFESSIONAL CENTRE 801 N. Larkin Avenue Joliet, IL 60435</b>
<b>Premises:</b>	<b>Suite 103</b>
<b>Rentable Sq. Ft.</b>	<b>2,050</b>
<b>Tenant Improvements:</b>	<b>As Is</b>
<b>Lease Term:</b>	<b>3 years</b>
<b>Monthly Rental Rate:</b>	<b>\$3,587.50 (Gross Monthly Rate)</b>
<b>Annual Escalation:</b>	<b>None</b>
<b>Water and Gas Expense:</b>	<b>Included in rental amount.</b>
<b>Electric Expense:</b>	<b>Tenant responsible for outlet electric bill.</b>
<b>Real Estate Taxes &amp; Operating Expenses:</b>	<b>Included in rental amount.</b>
<b>Relocation Expense:</b>	<b>Relocation included (up to a 15-mile radius)</b>

### RENTAL AMOUNT ALSO INCLUDES:

<b>Maintenance:</b>	<b>Overhead light bulbs, HVAC units</b>
<b>Tenant Accessibility:</b>	<b>24/7 access</b>
<b>Building Services:</b>	<b>Free Parking General Maintenance needs Parking lot maintenance Lawn Care Snow Removal Common area cleaning</b>

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**Contact : Jessica Bays**

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