



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:	LARKIN PROFESSIONAL CENTRE 815 N. Larkin Avenue Joliet, IL 60435
Premises :	Suite 104
Rentable Sq. Ft.	566
Tenant Improvements:	As Is
Lease Term:	3 years
Monthly Rental Rate:	\$925.00 (Gross Monthly Rate)
Annual Escalation:	None
Water and Gas Expense:	Included in rental amount.
Electric Expense:	Included in rental amount.
Real Estate Taxes & Operating Expenses:	Included in rental amount.
Relocation Expense:	Relocation included (up to a 15-mile radius)
Suite Garbage Removal:	Monday—Friday night trash removal only.

RENTAL AMOUNT ALSO INCLUDES:

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

Contact : Jessica Bays

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