



# Bays Investment Corporation

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

## Glenwood Professional Proposal For Lease Space

<b>Location:</b>	<b>Glenwood Professional 2400 Glenwood Avenue Joliet, IL 60435</b>
<b>Premises:</b>	<b>Suite 210</b>
<b>Rentable Square Feet:</b>	<b>1,935</b>
<b>Lease Term:</b>	<b>Minimum of 3 years</b>
<b>Monthly Rental Rate:</b>	<b>\$3,250.00 (Gross Monthly Rate)</b>
<b>Annual Escalation:</b>	<b>None</b>
<b>Electric, Gas, Water Expense:</b>	<b>Included in rent amount.</b>
<b>Real Estate Taxes &amp; Operational Expenses:</b>	<b>Included in rent amount.</b>
<b>Relocation Expense:</b>	<b>Relocation included (within a 15-mile radius)</b>
<b>Tenant Improvements:</b>	<b>Carpet, Vinyl Baseboard, and Paint</b>
<b><u>Additional Items Included:</u> Maintenance:</b>	<b>Overhead light bulb replacement, HVAC maintenance, General maintenance needs Tenant Accessibility 24/7 access Parking Lot Maintenance and Snow Removal Common Area Cleaning Free Parking</b>

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