

FOR LEASE



712

Essington Road, Joliet, IL 60435

Welcome to 712 Essington

This Professional Office offers 10,734 sf of leasable space, with the possibility of demise. Conveniently situated just 2 miles east of the Route 59 corridor, the second most prominent retail corridor in Illinois. An ideal location for businesses seeking a notable presence in the area. Building Highlights Include:



Stable & Capable Ownership



Excellent Corporate HQ



Multiple Access Points



Flexible Lease Terms



Monument Signage

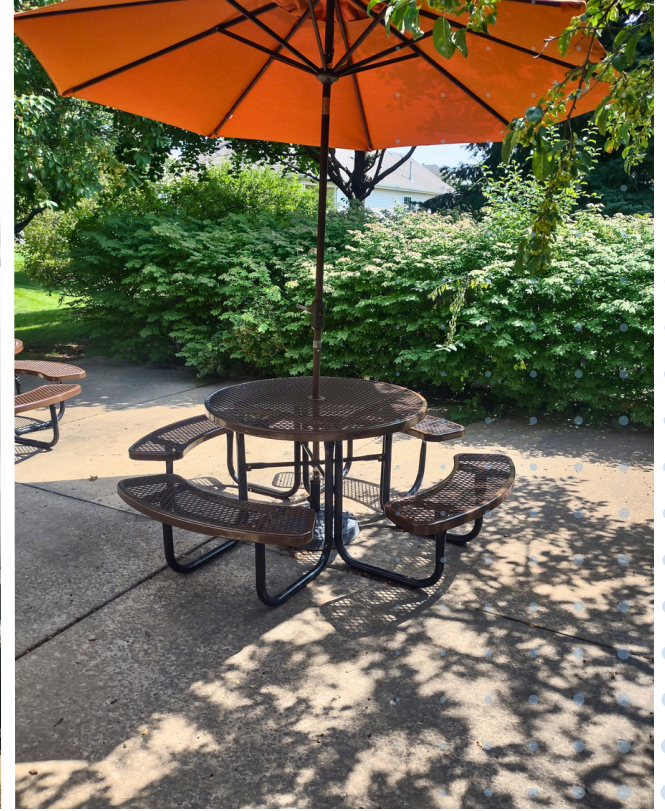


Excellent Access to I-55, I-80 & Rt. 59

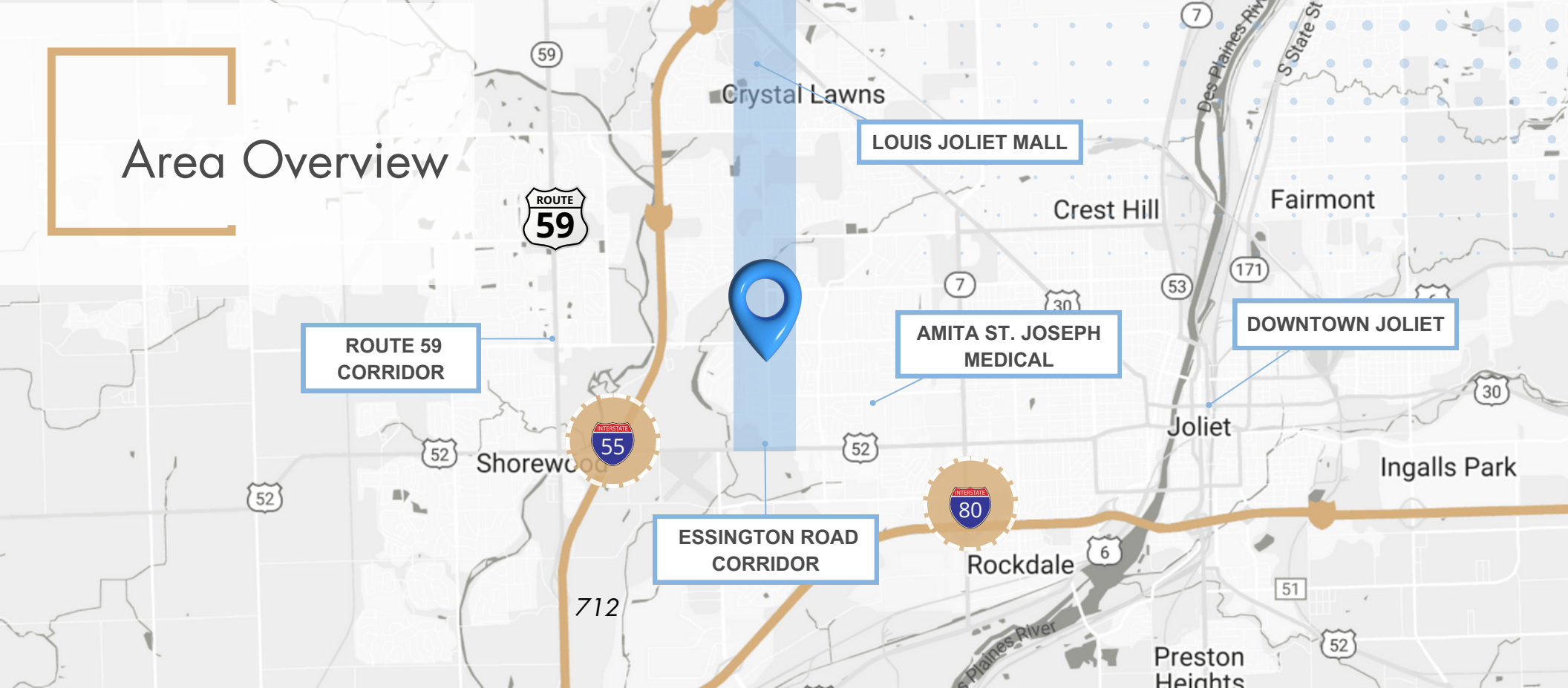


Abundant Local Dining & Shopping





Area Overview



2.5 miles to the Jefferson Street interstate access.



3.5 miles to the Larkin Avenue interstate access.



Two (2) miles to dining, shopping, lodging, and entertainment.

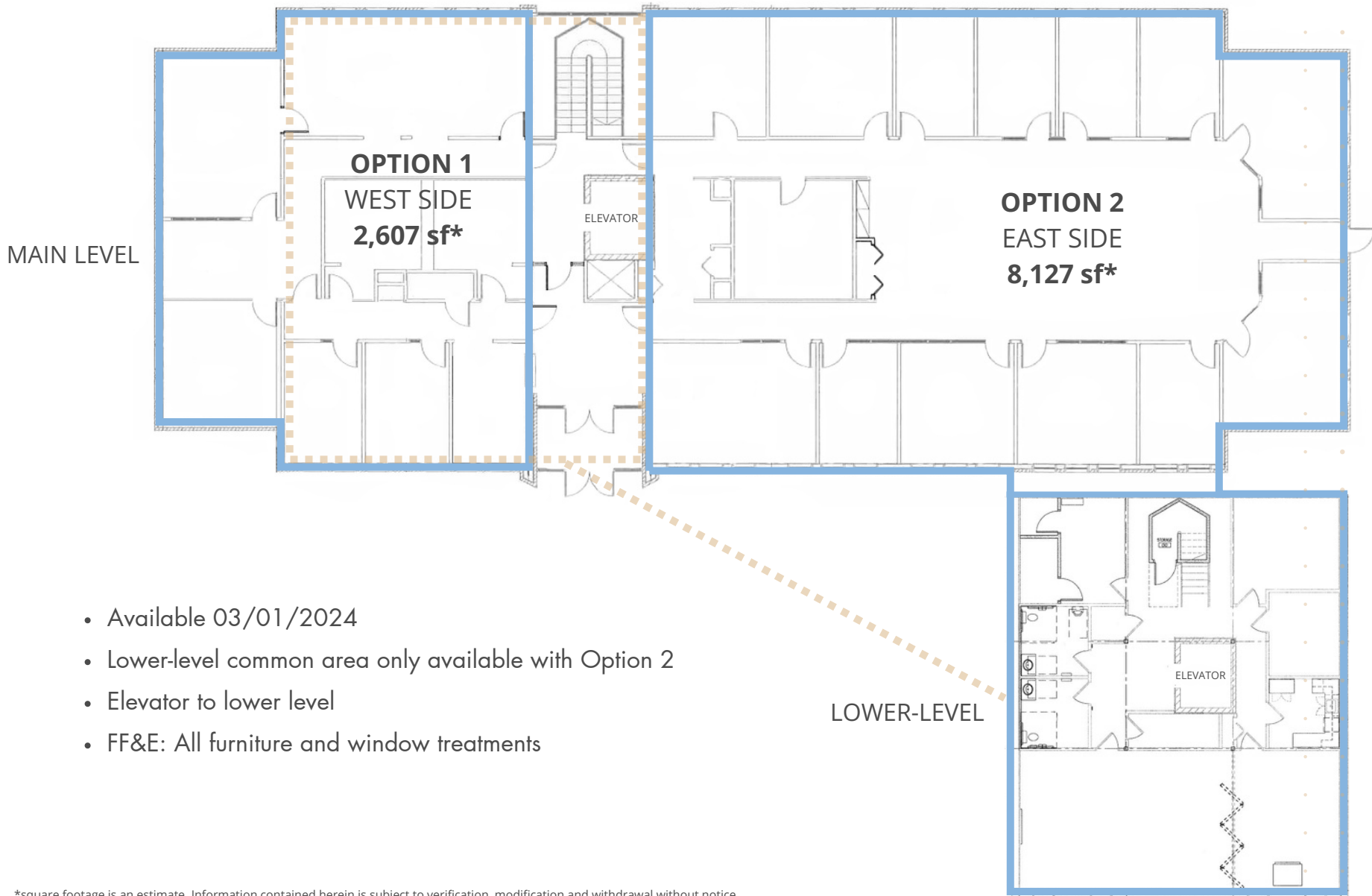
ESSINGTON ROAD CORRIDOR - This corridor extends from the Louis Joliet Mall south to Jefferson Street and offers a wide range of shopping, housing, medical, restaurants, retail, parks and office options.

Growth and redevelopment are continuing on the corridor and Joliet is poised for future opportunity.

This location offers numerous excellent conveniences and amenities, thanks to its close proximity to both the I-55 and I-80 interstates, Ascension St. Joseph Hospital District, and downtown Joliet.

Space Available

2,607 - 10,734 sf*



- Available 03/01/2024
- Lower-level common area only available with Option 2
- Elevator to lower level
- FF&E: All furniture and window treatments

*square footage is an estimate. Information contained herein is subject to verification, modification and withdrawal without notice.

Rental Rate (per sf)

	OPTION 1	OPTION 2	(10,736) ALL SPACE
LEASE TYPE:	NNN	NNN	NNN
BASE RATE:	\$17.50	\$14.75	\$15.00
REAL ESTATE TAXES:	\$3.47	\$3.47	\$3.47
OPERATING EXPENSES:	\$4.50	\$4.50	\$4.50
UTILITIES:	\$2.57	\$2.57	\$2.57
GROSS RATE:	\$28.04*	\$25.29*	\$25.54*


*Units are separately metered for gas, electric, water, and sewer.

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Contact

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