

# JOLIET PROFESSIONAL SUITES

3180 Theodore Street | Joliet, IL



SUBURBAN  
REAL ESTATE SERVICES

263 - 1,228 sf  
FOR LEASE

# PROPERTY

## HIGHLIGHTS



Upscale Office Complex with Well-Maintained Common Areas



Adjacent to Forest Preserve for Nature & Walking Paths



Excellent Visibility with High Traffic Corner



Monument/Directory Signage



Abundant Local Amenities (Restaurants, Shopping, Medical)



Broker Owned



# MAP OF AMENITIES

~2.5 Miles  
I-55 Interchange

~3 Miles  
AMITA St. Joseph Medical

~2 Miles  
Louis | Joliet Mall

~3.5 Miles  
I-80 Interchange

~5 Miles  
Downtown Joliet



# FIRST FLOOR

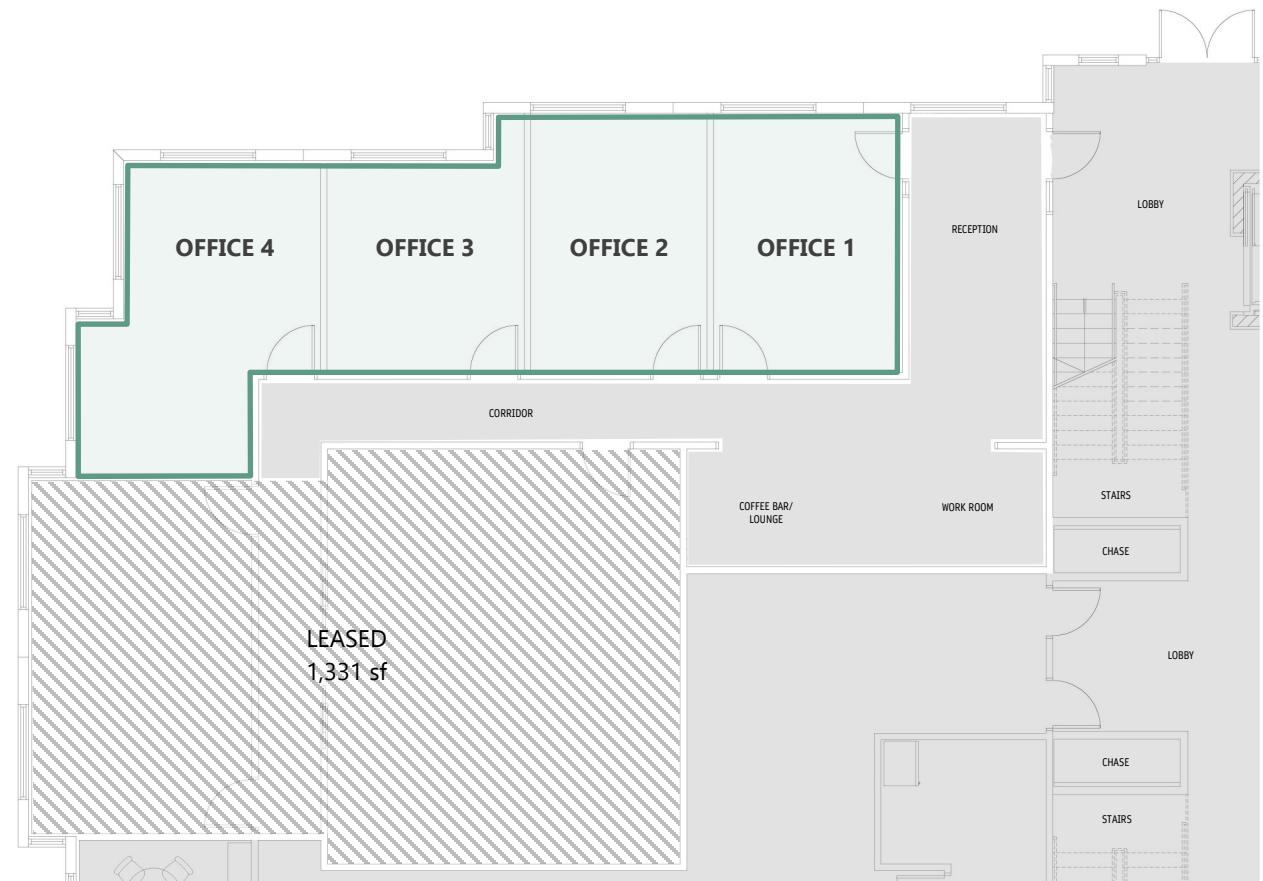
263 - 1,228 sf

	SQUARE FOOTAGE	LEASE RATE
OFFICE 1	303	\$31.00 /SF
OFFICE 2	283	\$28.80 /SF
OFFICE 3	263	\$28.94 /SF
OFFICE 4	379	\$31.00 /SF
<b>ALL SPACE</b>	<b>1,228</b>	<b>\$24.00 /sf</b>

- Private offices may be combined
- Full Service Rate

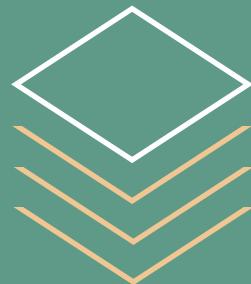
Real Estate Taxes (2025 est.): \$2.78/sf

Operating Expenses (2025 est.): \$4.40/sf



# BUILDING PHOTOS





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