



JOLIET PROFESSIONAL SUITES

3180 Theodore Street | Joliet, IL



SUBURBAN
REAL ESTATE SERVICES

263 - 3,132 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

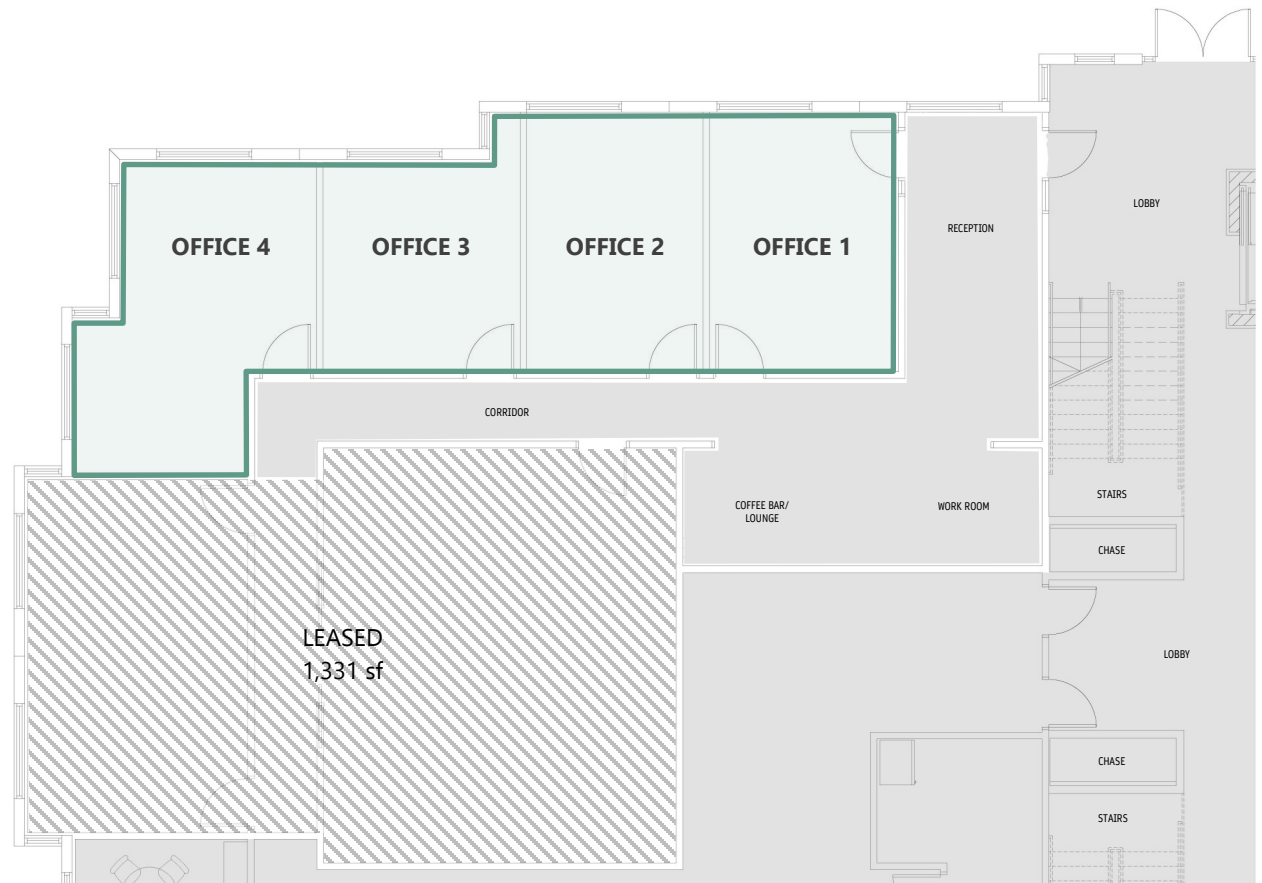
Available January 1, 2024

	SQUARE FOOTAGE	LEASE RATE
OFFICE 1	303	\$34.00 /SF
OFFICE 2	283	\$31.80 /SF
OFFICE 3	263	\$31.94 /SF
OFFICE 4	379	\$34.00 /SF
ALL SPACE	1,228	\$25.00 /sf

- Private offices may be combined
- Full Service Rate

Real Estate Taxes (2024 est.): \$2.79/sf

Operating Expenses (2024 est.): \$4.64/sf



SECOND FLOOR

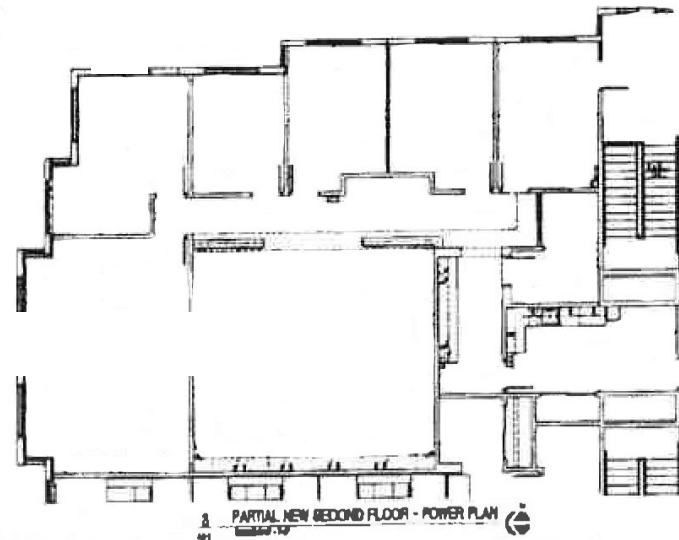
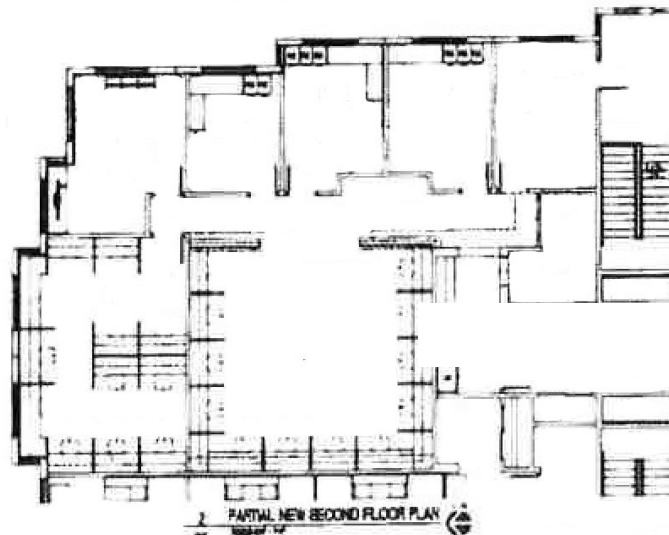
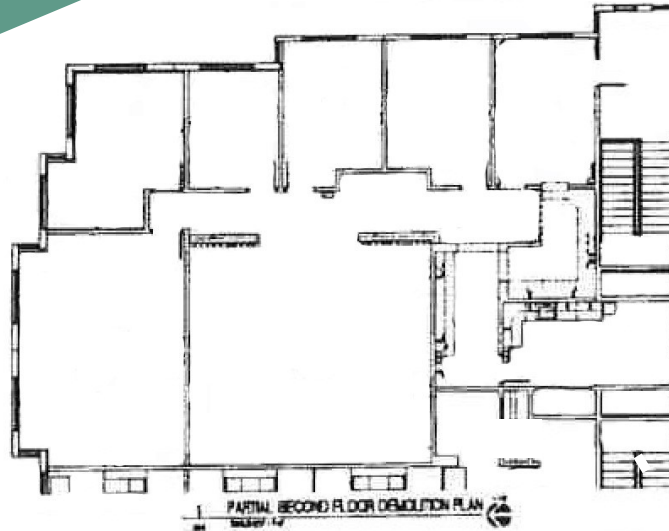
Suite 205

3,132 sf

Available October 1, 2024

\$23.00 /sf MG

Real Estate Taxes (2024 est.): \$2.79/sf
Operating Expenses (2024 est.): \$4.64/sf



BUILDING PHOTOS





JOLLET PROFESSIONAL SUITES

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