



JOLIET PROFESSIONAL SUITES

3180 Theodore Street | Joliet, IL



SUBURBAN
REAL ESTATE SERVICES

263 - 925 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 - 925 sf

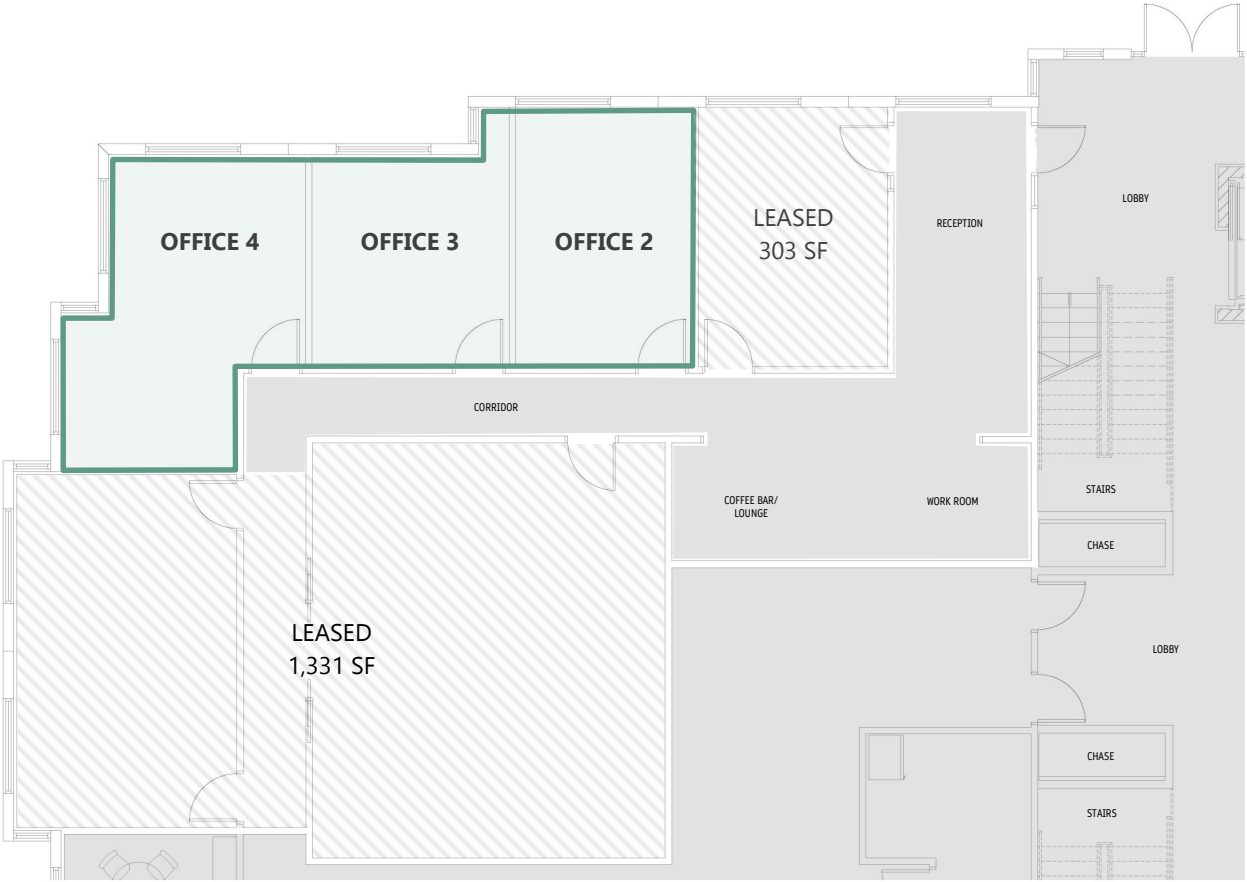
	SQUARE FOOTAGE	LEASE RATE
OFFICE 2	283	\$28.80 /SF
OFFICE 3	263	\$28.94 /SF
OFFICE 4	379	\$31.00 /SF
ALL SPACE	925	\$24.00 /sf

- Private offices may be combined

- Full Service Rate

Real Estate Taxes (2026 budget): \$2.78/sf

Operating Expenses (2026 budget): \$5.14/sf



BUILDING PHOTOS





JOLLET PROFESSIONAL SUITES

3180 Theodore Street | Joliet, IL



SUBURBAN
REAL ESTATE SERVICES

Nick Weis, CCIM, CIPS

630-487-2120

nweis@suburbanrealestate.com