

1,875 sf

OFFICE SPACE

FOR SALE OR LEASE



UNIT C

1002 N. 129th Infantry Drive, Joliet, IL 60435



Location Highlights

This multi-tenant office building features individually owned condo units and sits on a beautifully landscaped 1.16-acre lot overlooking a scenic pond.

The property offers exceptional accessibility being located less than one mile from the Essington Road Corridor. The corridor extends from Louis Joliet Mall south to Jefferson Street and features a diverse mix of shopping, housing, medical, restaurant, retail, park, and office options.

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

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



Beautifully Landscaped w/ Views of Scenic Pond



Ample On-Site Parking for Staff & Visitors



Close Proximity to Prime Healthcare St. Joseph - Joliet



Convenient Access to I-55, I-80 & Route 59



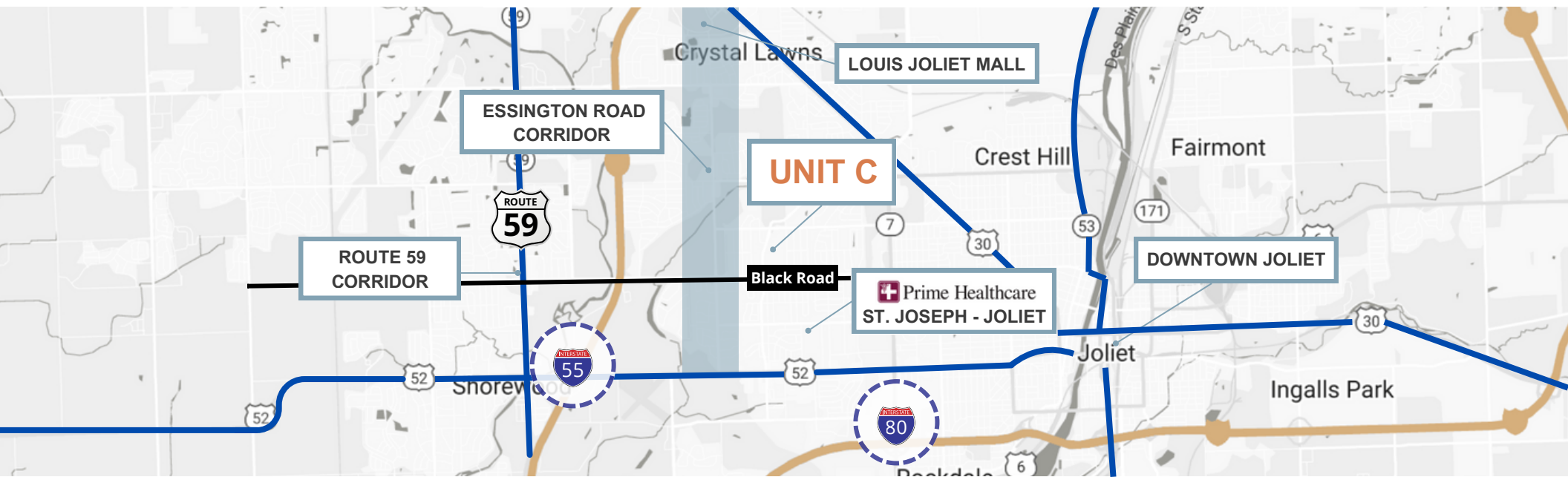
Dining, Shopping, Lodging, & Entertainment



Ongoing Growth & Redevelopment



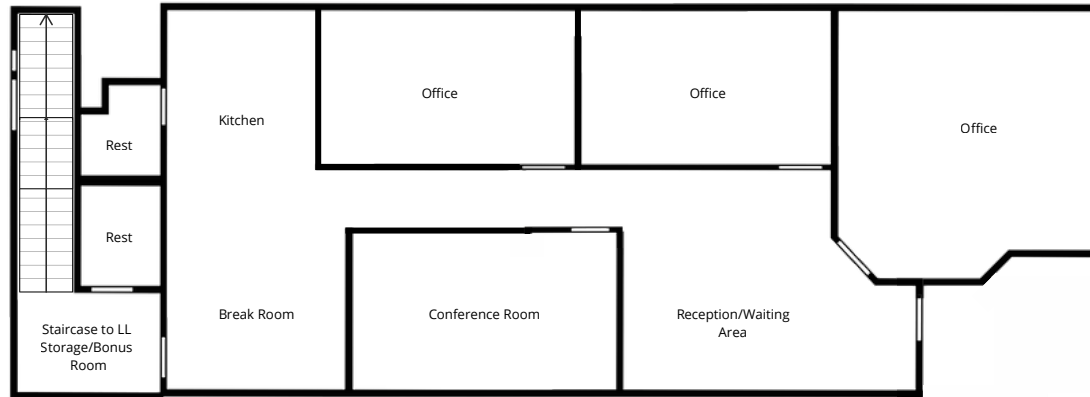
Ideal Use: Legal, Wealth Mgmt, Engineering, Insurance





1002 N. 129TH INFANTRY DRIVE | JOLIET, IL

Unit C | 1,875 sf



OFFERING SUMMARY

SALE PRICE:	\$421,875 \$225.00 /sf
LEASE RATE:	\$25.00 /sf MG*
REAL ESTATE TAXES: (2025 budget est.) Parcel: 05-06-01-412-037-1003	\$4.69 /sf (\$8,800 annual)
OPERATING EXPENSES: (2025 budget est.)	\$1.50 /sf (\$2,812.50 annual)
ASSOCIATION FEES: (2025 budget est.)	\$1.60 /sf (\$3,000 annual)

*Tenant pays electric, gas, water/sewer, and janitorial.

Information contained herein is subject to verification, modification and withdrawal without notice.

- ✓ Three (3) Large Private Offices
- ✓ Conference Room
- ✓ Large Kitchen & Breakroom
- ✓ Reception/Waiting Area
- ✓ Two (2) Restrooms
- ✓ 600 sf LL Storage/Bonus Room

360°
VIEW TOUR



CONTACT:

Nick Weis, CCIM/CIPS
Managing Broker
630-487-2120
nweis@suburbanrealestate.com