



# JPS 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

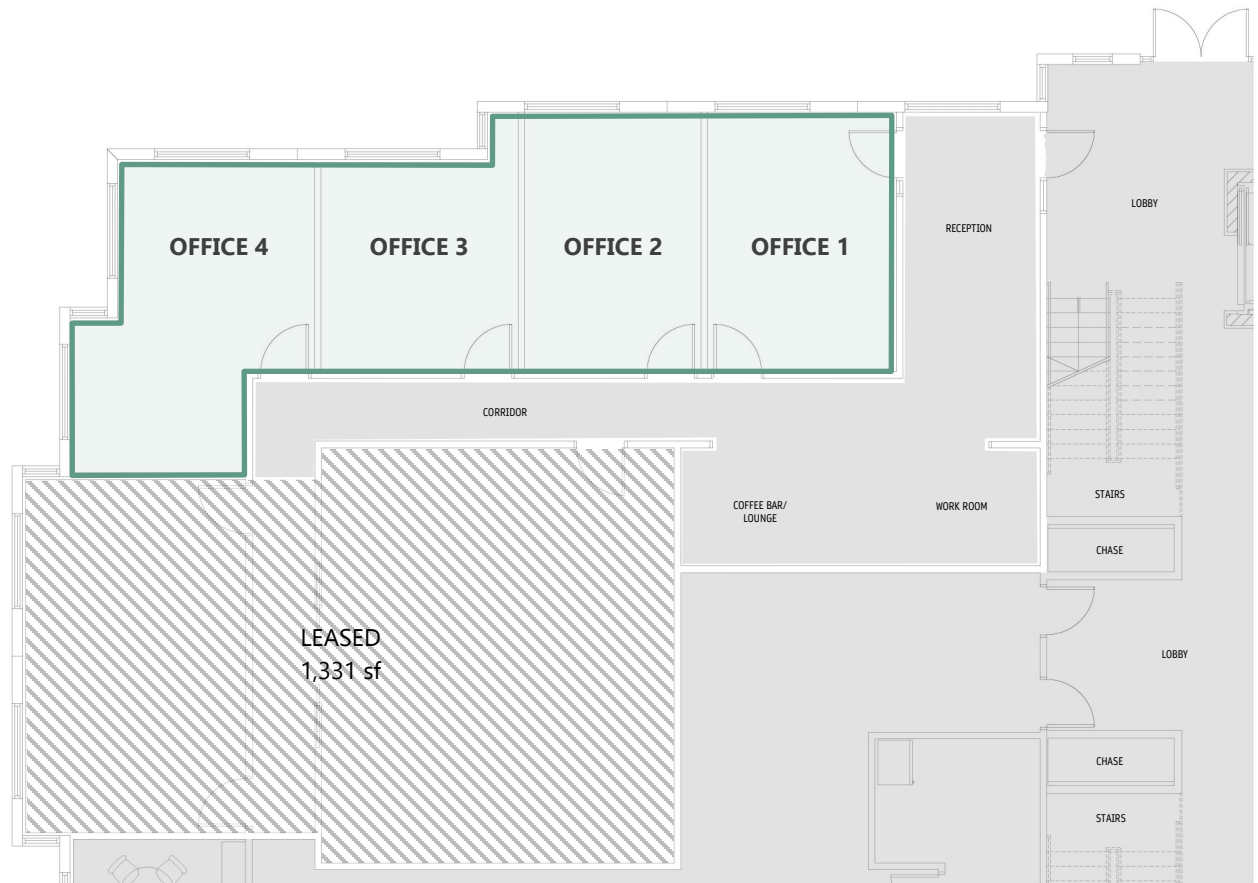
|           | SQUARE FOOTAGE | LEASE RATE  |
|-----------|----------------|-------------|
| OFFICE 1  | 303            | \$34.00 /SF |
| OFFICE 2  | 283            | \$31.80 /SF |
| OFFICE 3  | 263            | \$31.94 /SF |
| OFFICE 4  | 379            | \$34.00 /SF |
| ALL SPACE | 1,228          |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

- Private offices may be combined

- Full Service Rate

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

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





# BUILDING PHOTOS







# JOLLET PROFESSIONAL SUITES

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**SUBURBAN**  
REAL ESTATE SERVICES

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