



Bays Investment Corporation

3077 W. Jefferson Street, Suite 100, Joliet, IL 60435
Telephone (815) 741-2700 FAX (815) 741-2823

PROPOSAL FOR LEASE SPACE

Location:	TWIN OAKS PLACE 3033 W. Jefferson Street Joliet, IL 60435
Premises:	Suite 202
Rentable Sq. Ft.	1,500
Tenant Improvements:	Will build to suit (normal shell cost of construction included)
Lease Term:	3 year minimum; 5 year available at same rate
Monthly Rental Rate:	\$2,312.50 (Gross Monthly Rate)
Annual Escalation:	None
Electric and Gas Expense:	Included in rental amount.
Cleaning Service:	5-day nightly cleaning consisting of vacuum, trash removal, periodic dusting available for \$100 monthly
Real Estate Taxes & Operating Expenses:	Included in rental amount.

RENTAL AMOUNT INCLUDES:

Maintenance:	Real Estate Taxes Overhead light bulbs, HVAC units
Tenant Accessibility:	24/7 access
Security:	Auto Door Lock System 10pm until 7am Monday-Saturday Building secured all day Sunday
Building Services:	Free Parking Parking lot maintenance Lawn Care Snow Removal Common area cleaning

3033-202 floor plan
(room names)



