



**THIRD FLOOR PLAN**  
**BAYS PROFESSIONAL CENTRE**  
 14 WEST CASS STREET, JOLIET, ILLINOIS

APRIL29,2013

0' 8' 16'





# Bays Investment Corporation

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

## **BAYS PROFESSIONAL CENTRE**

**Location:** 14 W. Cass Street  
3<sup>rd</sup> Floor  
Joliet, IL 60432

**Square Footage:** 8,382 usable square feet

**Build Out:** As Is

**Lease Term:** 5 years

**Rental Amount:** \$10,477.50 (Gross Rent)

**Parking Passes:** 21 city parking passes included with rental  
*(an annual value of \$10,080)*

**NO ANNUAL RENTAL ESCALATIONS**

**Utilities:** Tenant Responsible for Electric & Gas

### **RENTAL INCLUDES:**

**Real Estate Taxes:** Included

**Maintenance:** Overhead light bulbs, HVAC units

**Tenant Accessibility:** 24/7 access

**Security:** Auto Door Lock System  
6pm until 7am Monday-Friday (Secured)  
Saturday open 8am until Noon  
Building secured all day Sunday

**Building Services:** Snow Removal  
Common area cleaning

**OWNER: JOHN BAYS**  
**CONTACT: JESSICA BAYS**  
**BAYS INVESTMENT CORP.**  
**3077 W. JEFFERSON STREET**  
**SUITE 100**  
**JOLIET, IL 60435**  
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