





# Bays Investment Corporation

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

## Glenwood Professional Proposal For Lease Space

<b>Location:</b>	<b>Glenwood Professional 2400 Glenwood Avenue Joliet, IL 60435</b>
<b>Premises:</b>	<b>Suite 215</b>
<b>Rentable Square Feet:</b>	<b>6,220</b>
<b>Lease Term:</b>	<b>Minimum of 5 years</b>
<b>Monthly Rental Rate:</b>	<b>\$9,588.00 GROSS RENTAL / NO ANNUAL ESCALATIONS</b>
<b>Tenant Improvements:</b>	<b>Renovate to Suit (standard shell construction &amp; materials included): Wall framing/taping/drywall, electrical outlets, data boxes, carpet and/or tile, baseboard, doors, paint, ceiling grid and tile, new light fixtures and bulbs.</b>

### Rental Includes:

**Real Estate Tax Expense  
Utilities  
Operational Expense  
Relocation upon request  
Maintenance including overhead light bulb replacement  
Tenant Accessibility 24/7 access  
Evening Auto Door Lock System  
Free Parking**

---

**Contact: Jessica Bays  
3077 W. Jefferson Street  
Suite 100, Joliet, IL 60435  
(815) 741-2700  
baysinvestments@aol.com | baysinvestmentcorp.com**