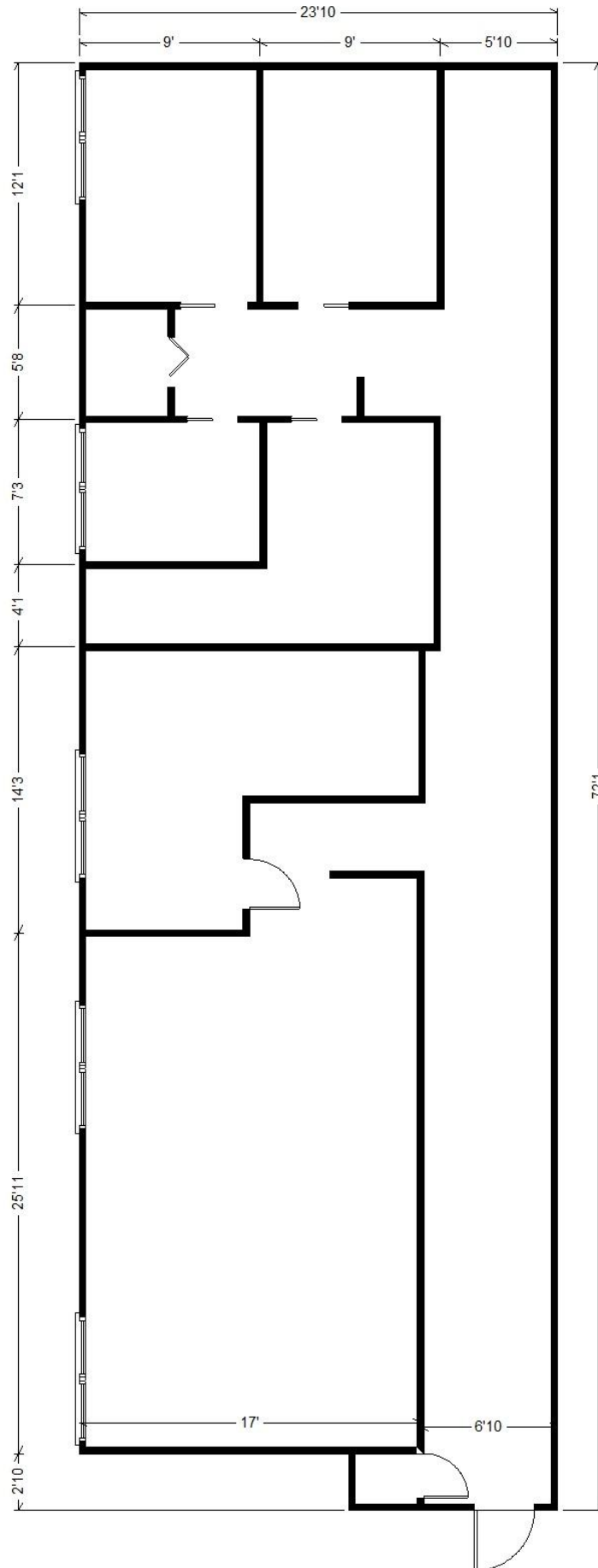


3077-218
1,700 RSF





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
3077 W. Jefferson Street
Joliet, IL 60435

Premises: Suite 218

Rentable Sq. Ft. 1,700

Tenant Improvements: As Is or Will build to suit (normal shell cost of construction included)

Lease Term: 3 year minimum / 5-10 year available

Monthly Rental Rate: \$2,621.00 (Gross Monthly Rate)

Electric and Gas Expense: Included in rental amount.

Cleaning Service: 5-day nightly cleaning consisting of vacuum, trash removal, periodic dusting available for \$115.00 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

CONTACT: Jessica Bays for Leasing Information
(815) 741-2700