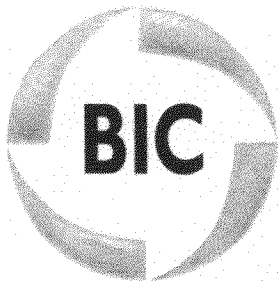


Twin Oaks 3033-100

1433 rsf \$2,210 per month



# Bays Investment Corporation

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

**PROPOSAL FOR LEASE SPACE**  
**FOR INFORMATION CONTACT: JESSICA BAYS**  
**(815) 741-2700**

**Location:** TWIN OAKS PLACE  
3033 W. Jefferson Street  
Joliet, IL 60435

**Premises:** Suite 100

**Rentable SqFt.** 1,433

**Lease Term:** 3 or 5 years

**Monthly Rental:** \$2,210.00 GROSS each month  
NO ANNUAL ESCALATIONS

**Cleaning Service:** Optional--\$95 per month. 5-day nightly cleaning consisting of: vacuum, trash removal, periodic dusting

**RENTAL AMOUNT INCLUDES:**

**Electric and Gas Expense:** Included

**Real Estate Taxes:** Included

**Maintenance:** 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