





Bays Investment Corporation

3077 W. Jefferson Street, Suite 100, Joliet, IL 60435

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Glenwood Professional Proposal For Lease Space

Location:	Glenwood Professional 2400 Glenwood Avenue Joliet, IL 60435
Premises	Suite 100
Rentable Square Feet	12,047
Lease Term:	Minimum of 5 years
Monthly Rental Rate:	\$18,573.00 GROSS RENTAL / NO ANNUAL ESCALATIONS
Tenant Improvements:	Renovate to Suit (standard shell construction & 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.

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**

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