

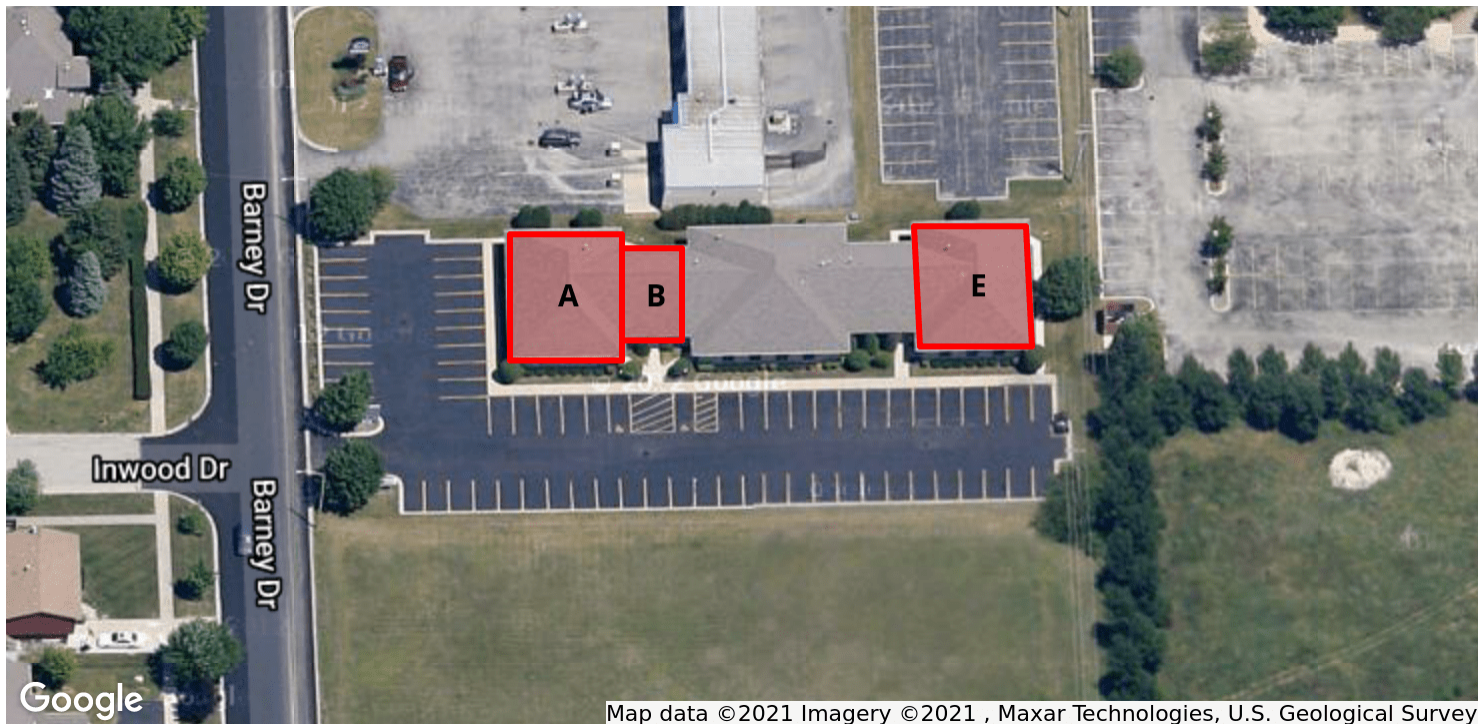
Office Space For Lease



OFFICE | MEDICAL SPACE

300 BARNEY DR, JOLIET, IL 60435

OFFICE | MEDICAL SPACE



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

OFFERING SUMMARY

Available SF: 1,280 - 3,440 SF

Lease Rate: \$13.00 SF/yr (NNN)

Lot Size: 1.0 Acres

Building Size: 10,000 SF

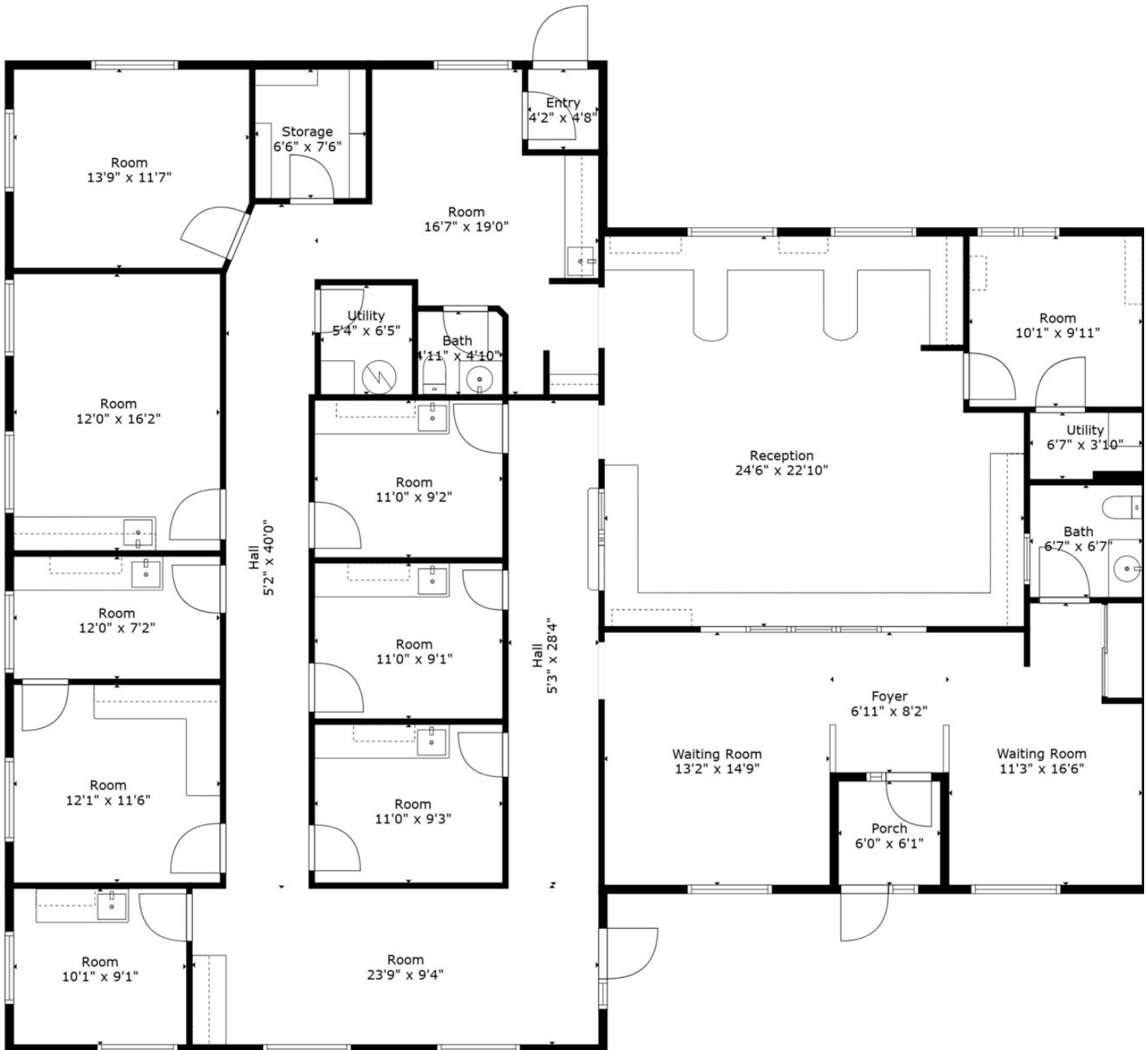
PROPERTY HIGHLIGHTS

- Unit A is 2,160 SF and Unit B is 1,280 SF currently combined into a 3,440 SF doctor's office with exam and procedure rooms; can be leased together or separately
- Unit E is 2,160 SF and was last used as an office but has water/sewer in place to convert back to doctor's office
- **VIRTUAL TOUR UNIT E:** <https://my.matterport.com/show/?m=Uw8ny5sd3GE>
- The building has great flexibility, is easy to find and has ample parking
- Cement floor crawl space and a full attic for ease in accommodating tenant improvements

LOCATION OVERVIEW

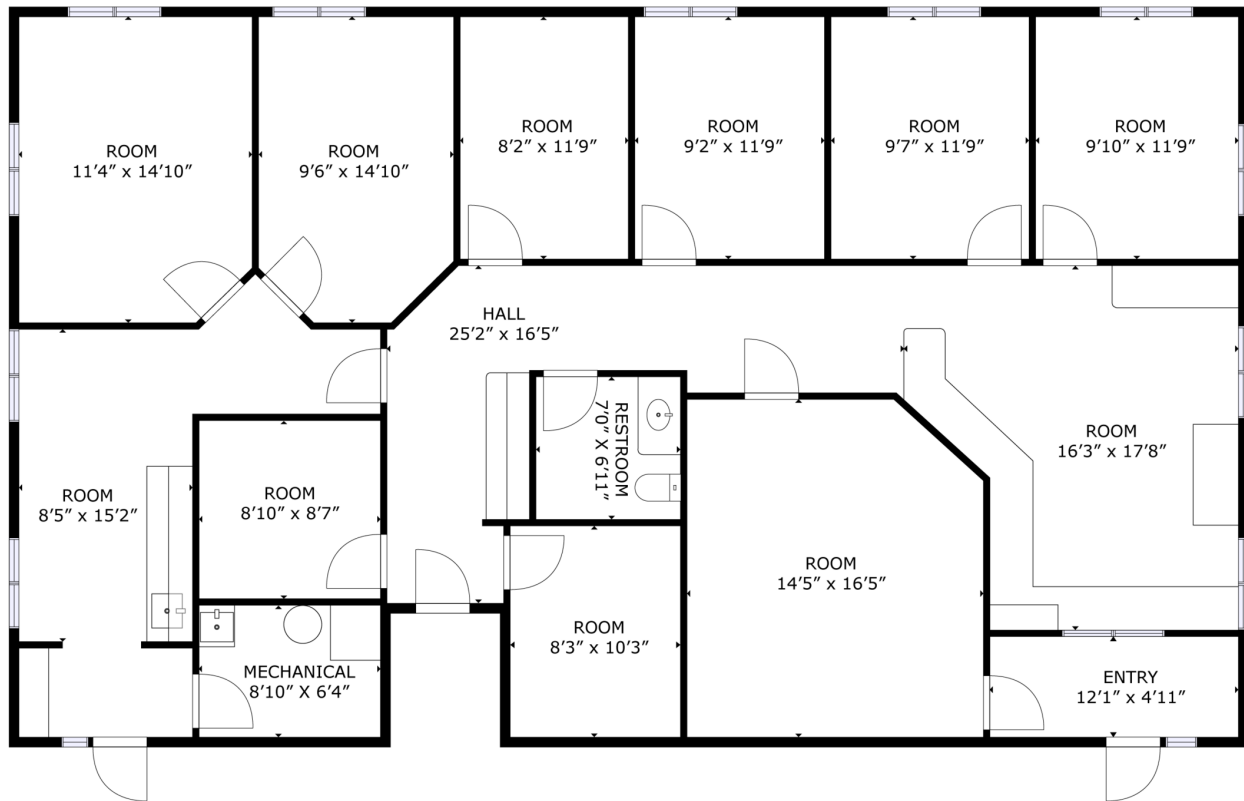
Located just off Jefferson and Larkin the property is minutes from I-55 and I-80. Easy access to shopping and restaurants. Quiet, stable residential area near St. Joseph Hospital

OFFICE | MEDICAL SPACE



Units A & B

OFFICE | MEDICAL SPACE



Unit E

OFFICE | MEDICAL SPACE



