

GLENWOOD MADISON PROFESSIONAL BUILDING



FOR LEASE



1,300 - 2,055 SF MEDICAL OFFICE SPACE AVAILABLE

2201 Glenwood Avenue, Joliet, Illinois

Information contained herein is subject to verification, modification and withdrawal without notice.



SUBURBAN
REAL ESTATE SERVICES



THE PROPERTY

Glenwood Madison Professional Building sits on 1.63 acres of land and consists of nine (9) office/medical suites with direct exterior entry and one vacant lower-level dental suite.

The property is surrounded by dense residential, commercial and medical/office properties and is conveniently located near Joliet West High School, the University of St. Francis, and two blocks from the Rock Run Preserve Nature Trails.

Additionally, it is situated less than 2 miles from the I-80 Larkin interchange and 3 miles from the I-55 Rt 52 interchange. The property is conveniently close to the Louis Joliet Mall, Hollywood and Harrah's Casinos, and a variety of dining options, including Al's Steakhouse, Cemeno's Pizza, Jameson's, Metro Grill, as well as several national tenants.

Glenwood Madison Professional Building offers abundant parking for both staff and visitors and includes directory, facade, and monument signage ensuring prominent exposure on Glenwood Avenue, where daily traffic volume exceeds 9,000 vehicles.

PROPERTY DETAILS



EXCELLENT
VISIBILITY



EXISTING MEDICAL
IMPROVEMENTS



AREA
GROWTH

RSF:	21,000+/-
BUILT:	1975
NUMBER OF STORIES:	One with finished, occupied and elevated lower level
SIGNAGE:	Monument, directory, and facade signage.
ACCESS:	Full access from Glenwood Ave and Madison St.
RESTROOMS:	In suite and in common hallways on each floor with a code
ELEVATORS:	1
LOT SIZE:	1.63 acres
ZONING:	R-2
PARKING:	82 surface spaces, 4:1,000
HIGHWAY ACCESS:	I-80 < 2 miles, I-55 < 3 miles

LOCATION MAP



AT THE FOREFRONT
UChicago Medicine
ADVENTHEALTH
BOLINGBROOK

DOWNTOWN
PLAINFIELD



Prime Healthcare
ST. JOSEPH - JOLIET

duly
HEALTH AND CARE

LOUIS JOLIET
MALL

UNIVERSITY OF
ST. FRANCIS

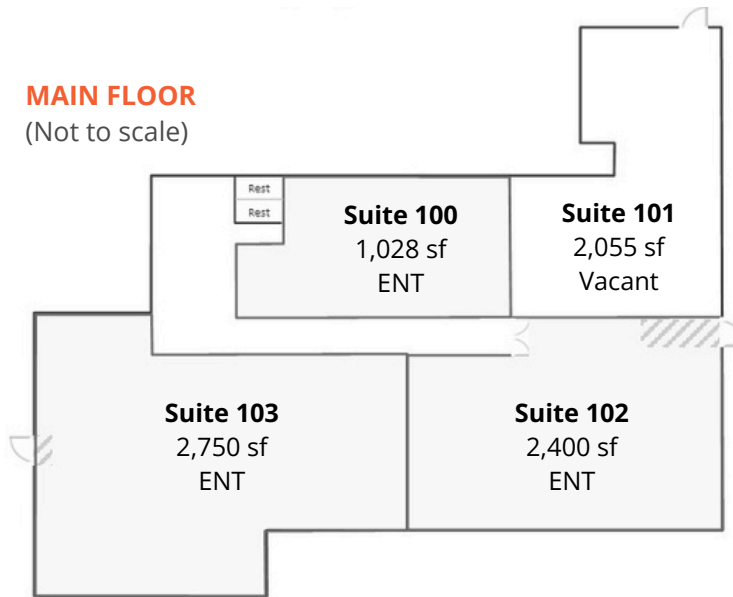
SILVER CROSS
HOSPITAL

DOWNTOWN
JOLIET

AVAILABLE SPACE

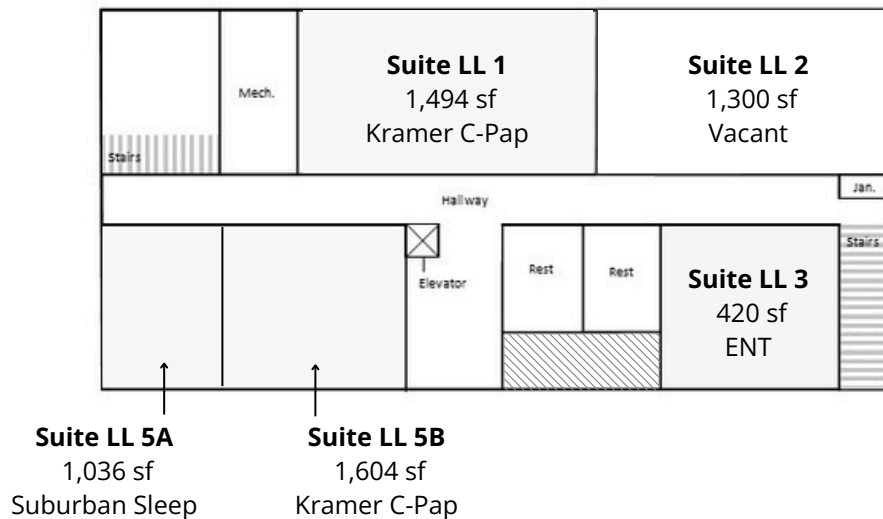
MAIN FLOOR

(Not to scale)



LOWER LEVEL

(Not to scale)



SUITE	SIZE	RATE	UTILITIES	AVAILABLE
101	2,055	\$16.00 /sf MG	Responsible for %	Immediate
LL 2	1,300	\$18.00 /sf FS	Included in Lease Rate	June 1, 2025

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CONTACT:

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