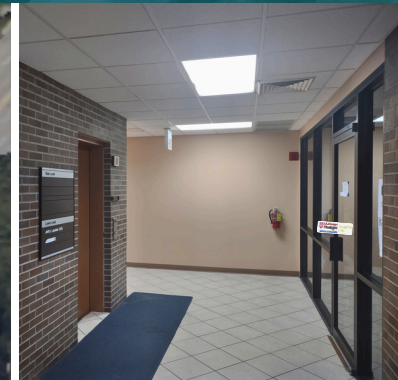


GLENWOOD MADISON PROFESSIONAL BUILDING



FOR LEASE

320 - 2,590 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) well-maintained, office/medical suites including one vacant with direct exterior entry and finished lower level suites.

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, I-355 < 13 miles

LOCATION MAP



**DOWNTOWN
PLAINFIELD**



GLENWOOD MADISON

**LOUIS JOLIET
MALL**

**UNIVERSITY OF
ST. FRANCIS**

**SILVER CROSS
HOSPITAL**

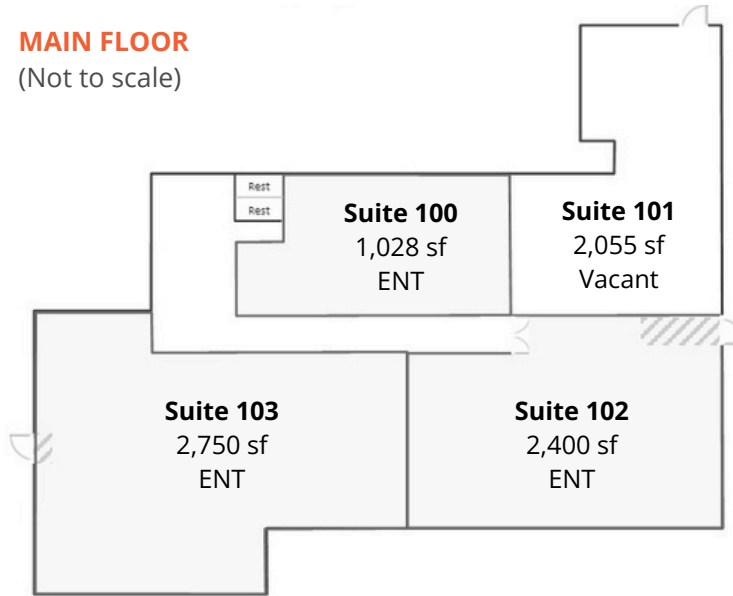
 **Ascension**
ST. JOSEPH - JOLIET


duly
HEALTH AND CARE

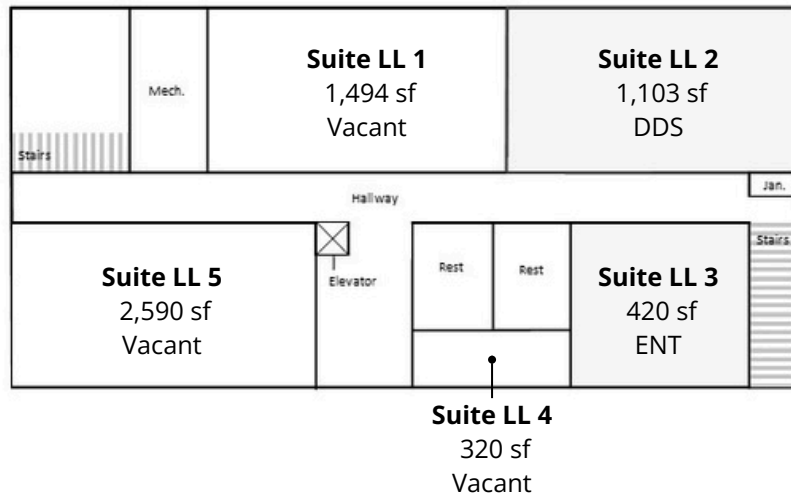
**DOWNTOWN
JOLIET**

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 %	09/01/2024
LL 1	1,494	\$12.00 /sf FS	Included in Lease Rate	08/01/2024
LL 4	320	\$12.00 /sf FS	Included in Lease Rate	Immediate
LL 5	2,590	\$12.00 /sf FS	Included in Lease Rate	08/01/2024

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CONTACT:

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