



# RIALTO SQUARE

# SUBLEASE SPACE

- ✓ Scarce Downtown Availability - Vacancy Under 7%
- ✓ Rare 8,200+/- SF Contiguous Floor Plan Opportunity



5-25

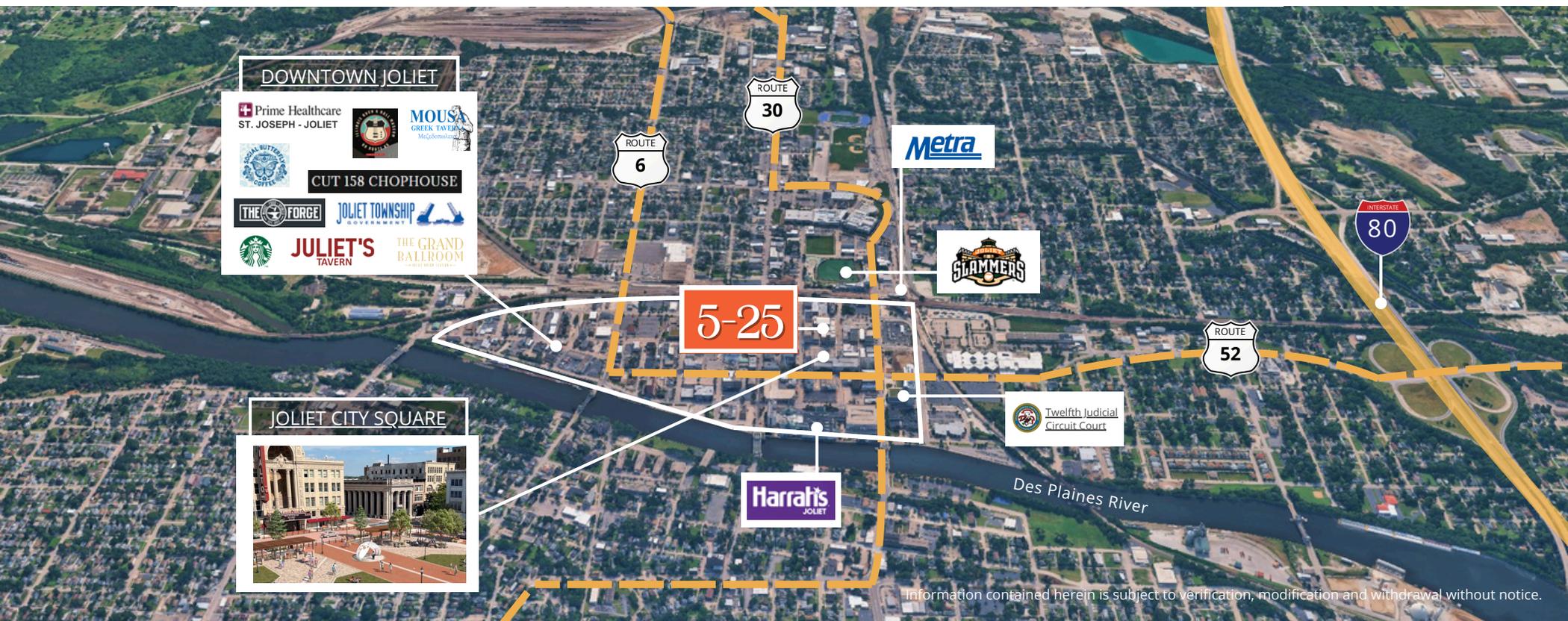
E. VAN BUREN STREET | JOLIET, IL

# PROPERTY OVERVIEW

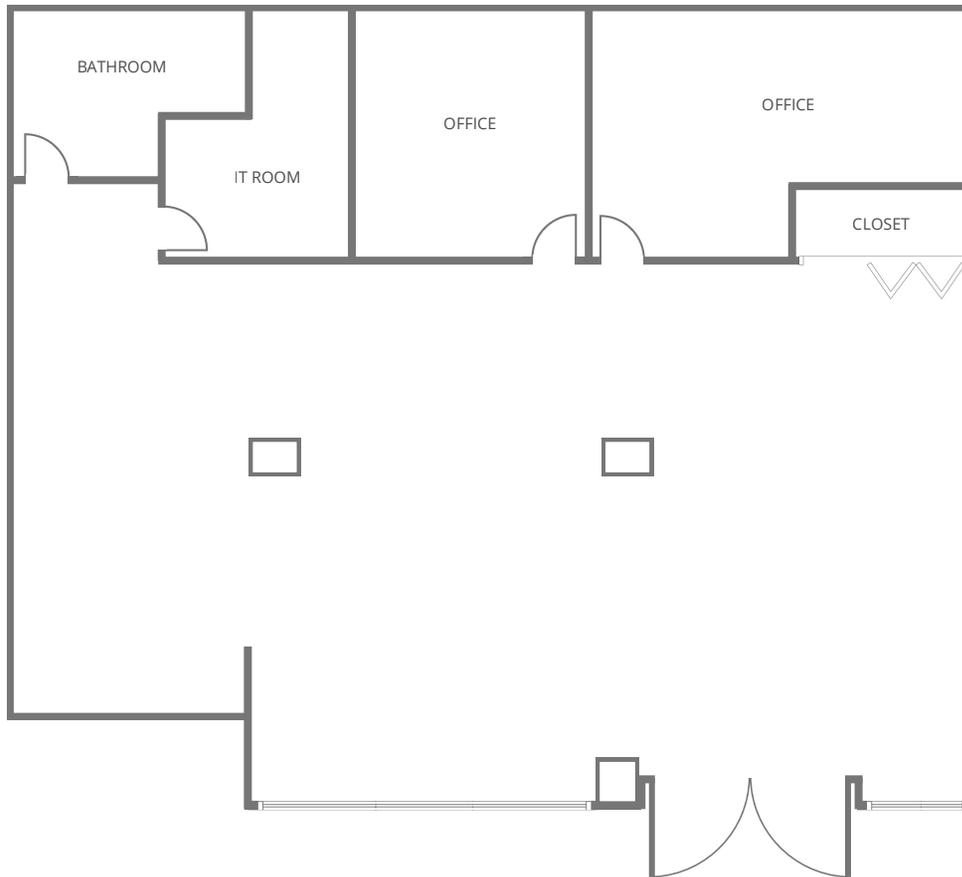
**Rare leasing opportunity** inside the iconic **Rialto Square Theatre**, located at the corner of Van Buren and Chicago Streets in the heart of Joliet's downtown business district. This high-profile location offers **excellent visibility** and built-in foot traffic from year-round performances and events.

Just a six-minute walk to Duly Health & Care Field (home of the Joliet Slammers), one block from Metra, and three blocks from the new 11-story Will County Courthouse, the **property offers exceptional accessibility** to key civic and transportation hubs, with **immediate access** to Routes 30 and 53 and just one mile to I-80 for seamless regional connectivity.

Directly across the street, **Joliet City Square** enhances the area with a plaza-style park and performance space, driving additional pedestrian activity. An exceptional opportunity for users seeking premier downtown exposure within one of Joliet's most recognized landmarks, with major changes coming through the **Equitable Transit-Oriented Development Plan** and **Joliet Comprehensive Plan**, positioning this location at the center of continued residential, retail, and office growth and revitalization.



# 1ST FLOOR | 1,800 SF



✓ Previously used as gallery space

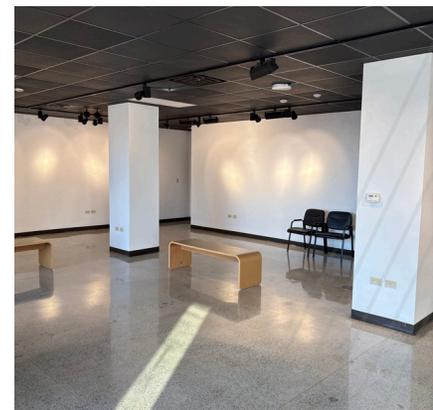
✓ Private Office: 2

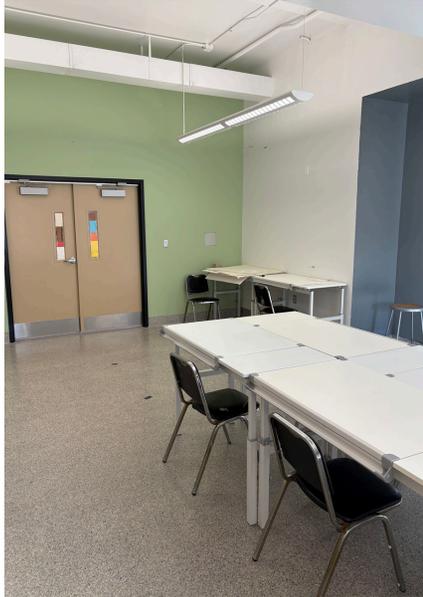
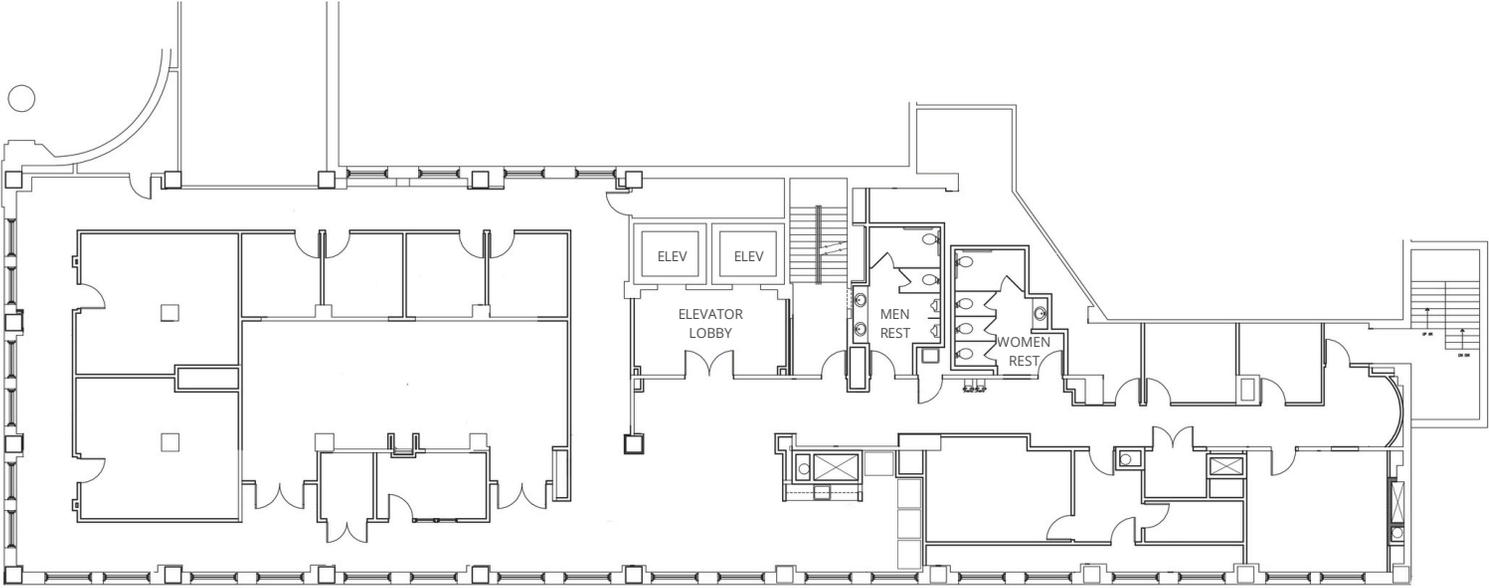
✓ Private Restroom: 1

✓ Modern finishes

✓ Abundant natural light

✓ Available: Immediately





✓ Private offices: Multiple

✓ Conference Room: 1

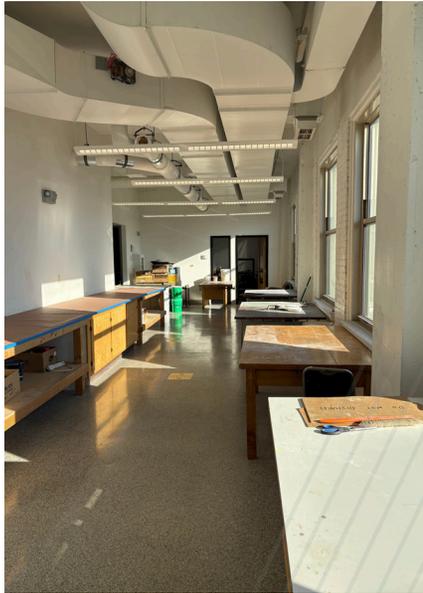
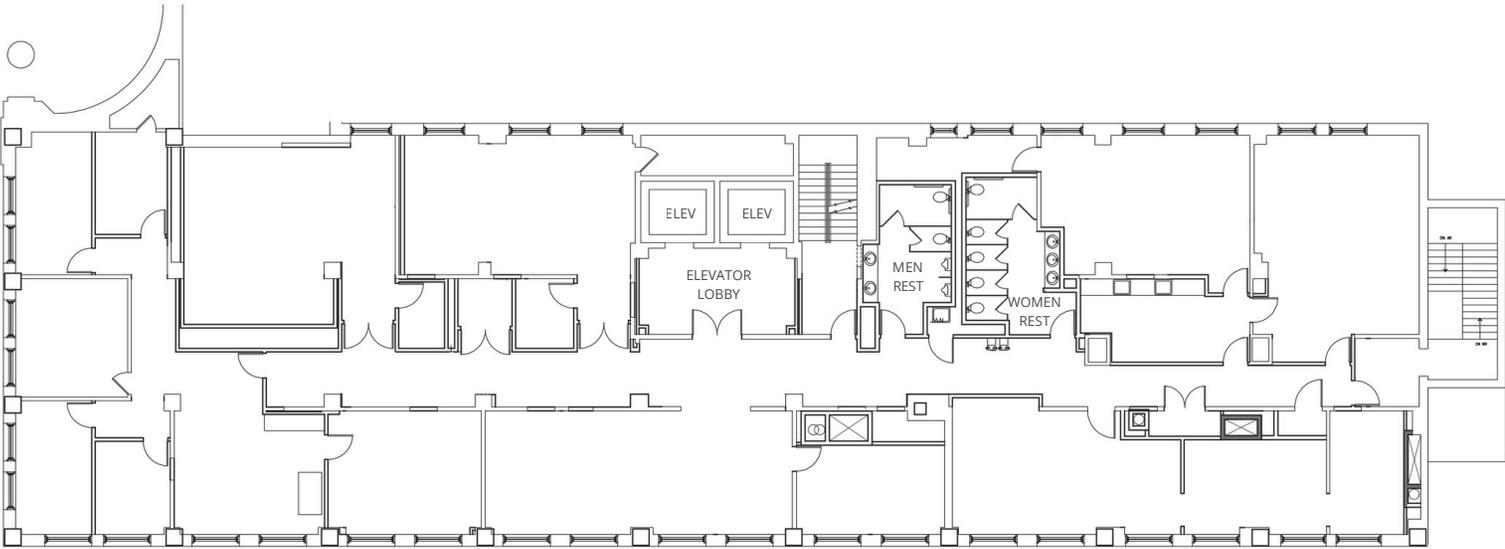
✓ Private Restrooms: 2 w/ multiple stalls

✓ Option to lease with or without 4<sup>th</sup> floor

✓ Lease Rate: \$15.00 /sf  
\$14.00 /sf if leased with 4<sup>th</sup> floor

✓ Available: 04/01/2026

# 4TH FLOOR | 8,227 SF



✓ Private offices: Multiple

✓ Conference Room: 1

✓ Private Restrooms: 2 w/ multiple stalls

✓ Option to lease with or without 3<sup>rd</sup> floor

✓ Lease Rate: \$15.00 /sf  
\$14.00 /sf if leased with 3<sup>rd</sup> floor

✓ Available: 04/01/2026



5-25

E. VAN BUREN STREET | JOLIET, IL

## RENTAL RATE /SF

---

LEASE TYPE: Modified Gross

---

BASE RATE: \$14.00 - \$16.00

---

REAL ESTATE TAXES: Included

---

OPERATING EXPENSES: Included

---

GROSS RATE: \$14.00 - \$16.00\*

---

LEASE TERM EXPIRATION: June 30, 2029

---

\*Tenant pays electric, natural gas, water & sewer, and suite janitorial.  
Information contained herein is subject to verification, modification and withdrawal without notice.

## CONTACT

Nick Weis, CCIM / CIPS  
Managing Broker  
nweis@suburbanrealestate.com  
630-487-2120

