

MULTI TENANT OFFICE SPACE AVAILABLE

## 78 N CHICAGO STREET

78 N Chicago Street, 2nd Floor Joliet, IL 60432

**LEASE RATE**                      \$17.00 SF/yr Full Service Gross



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE  
GROUP

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## SPACE DESCRIPTION

Beautiful corporate offices. 2nd floor space above BMO Harris Bank. Full Service Gross lease Includes utilities. Tenant responsible for janitorial expenses.

## PROPERTY HIGHLIGHTS

- 24 Hour Access
- Elevator Access
- Ample Private Parking in lot
- 18 private offices
- Kitchen
- Conference rooms
- Reception area
- File storage unit
- and much more . . . .

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Full Service Gross)
Number of Units:	2
Available SF:	11,123 SF
Lot Size:	1.4 Acres
Building Size:	20,334 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,970	31,117	56,776
Total Population	19,655	94,178	163,404
Average HH Income	\$39,771	\$51,884	\$56,782

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## LEASE DESCRIPTION

Multi Tenant Office Space Available. Full Service Gross lease, includes utilities, tenant responsible for janitorial expenses.

## LOCATION DESCRIPTION

Downtown Joliet. Minutes from I-80, 1 block from Metra Station, Blocks from Joliet City Hall, Will County Office Buildings, Will County Courthouse, Duly Health and Care Field

## SITE DESCRIPTION

2nd floor of BMO Bank Building. Built in 1909, the New-Classical Revival structure was designed by architects Mundie and Jensen and incorporates massive fluted columns and Corinthian capitals. Indiana Bedford limestone proved over time to be an ideal stone to accommodate the generous detailing of the structure, including the roof balustrade, decorative friezes, and dentillated moldings crafted by early 20th Century stone masons.

## PARKING DESCRIPTION

Surface Parking in Private Lot

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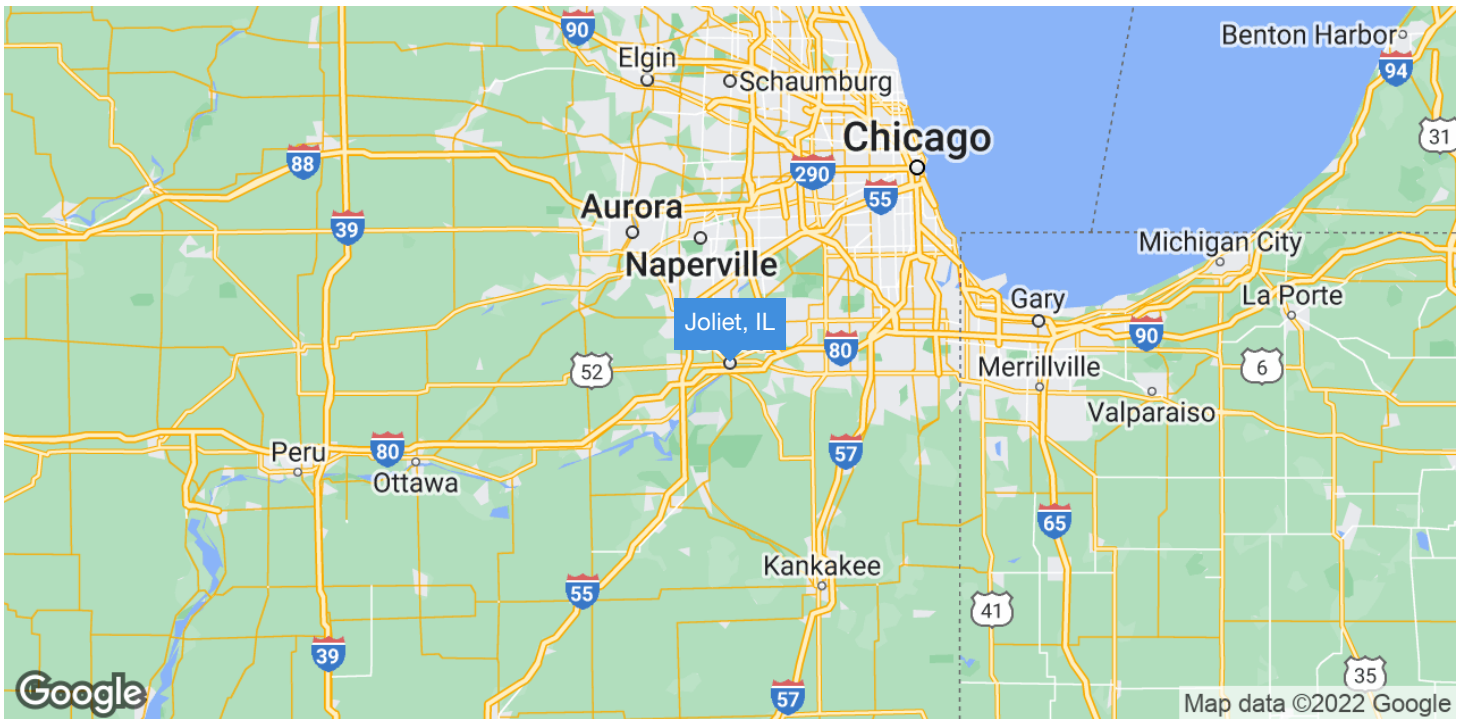


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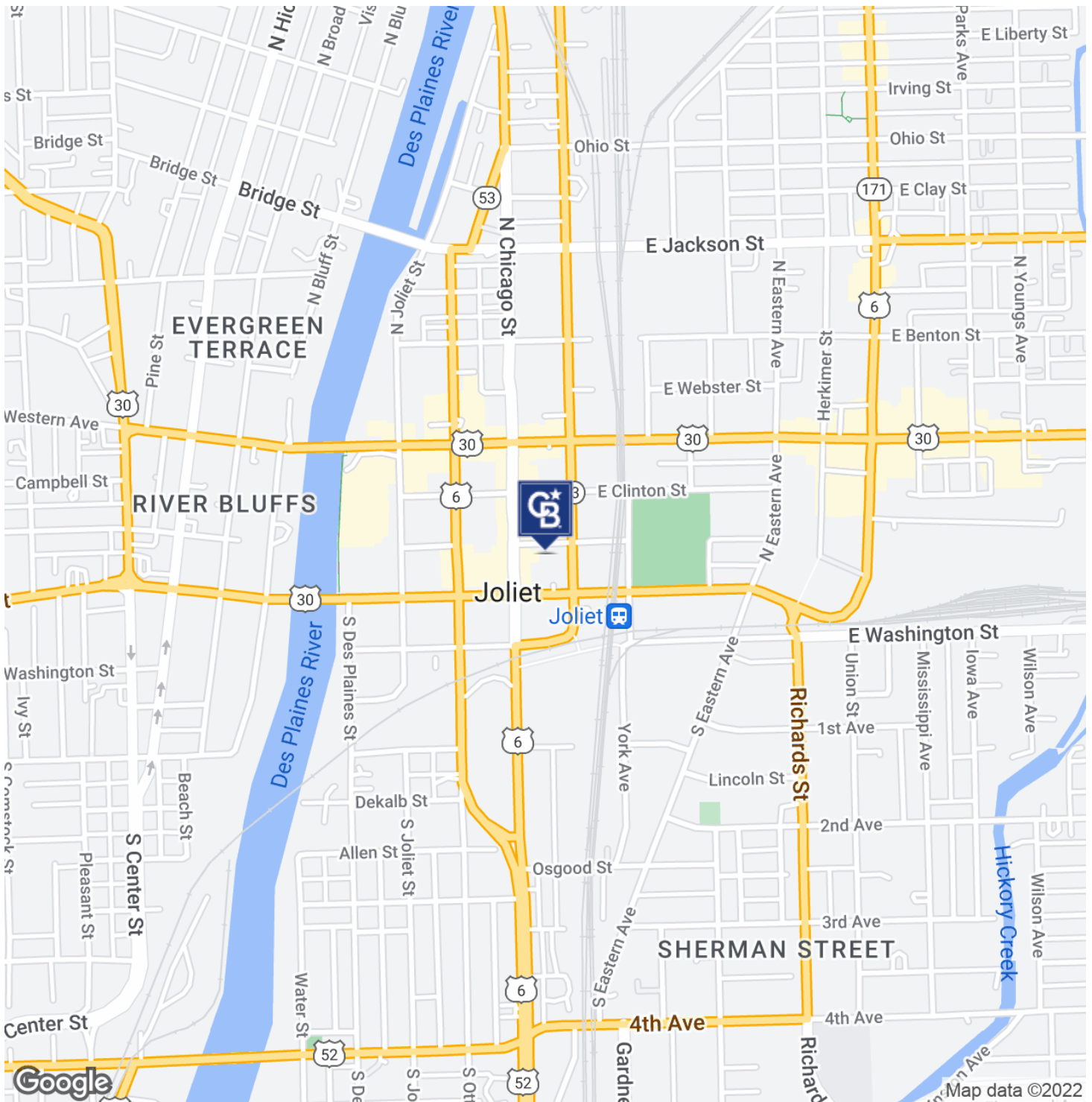


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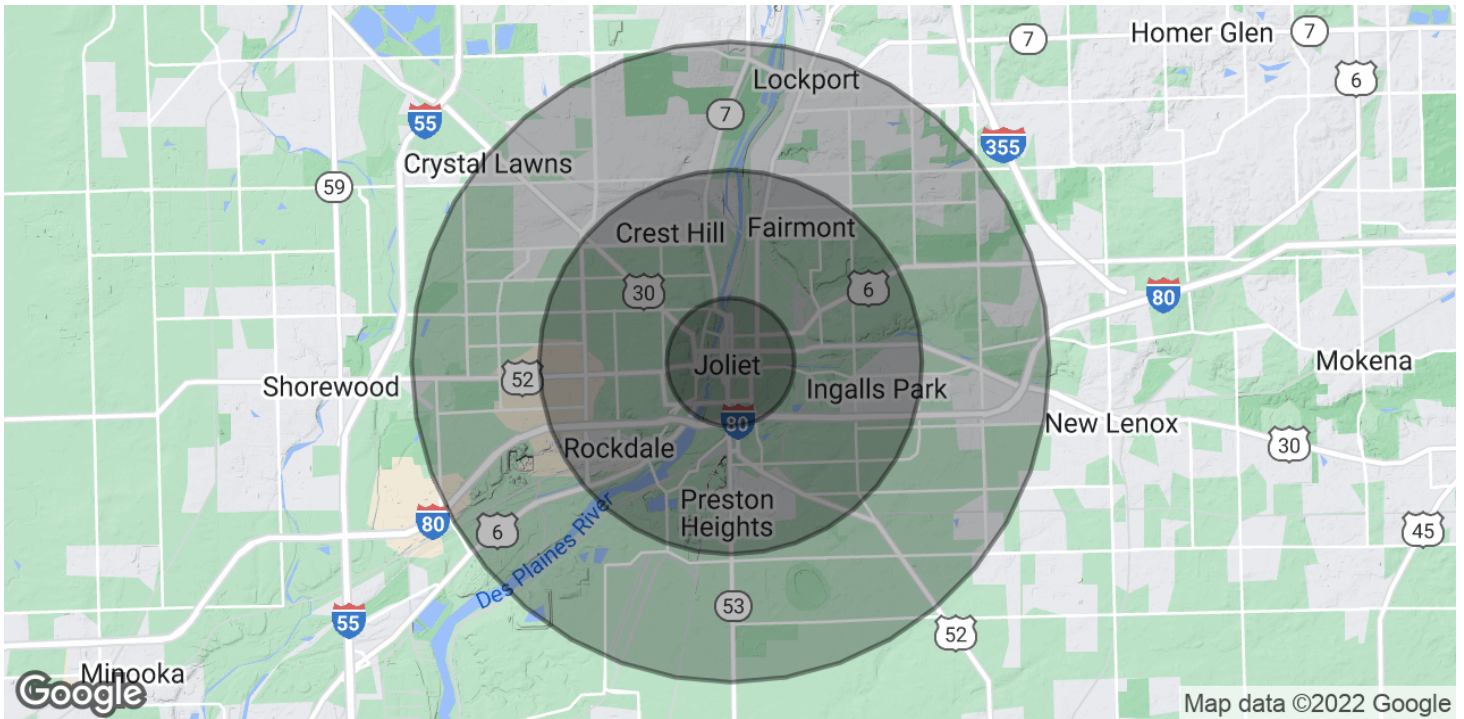


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# LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,655	94,178	163,404
Average Age	26.8	31.8	33.7
Average Age (Male)	26.2	30.9	32.6
Average Age (Female)	27.3	32.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,970	31,117	56,776
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$39,771	\$51,884	\$56,782
Average House Value	\$206,442	\$166,496	\$189,694

\* Demographic data derived from 2010 US Census

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