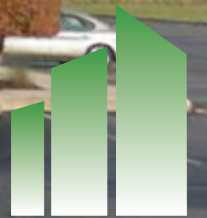


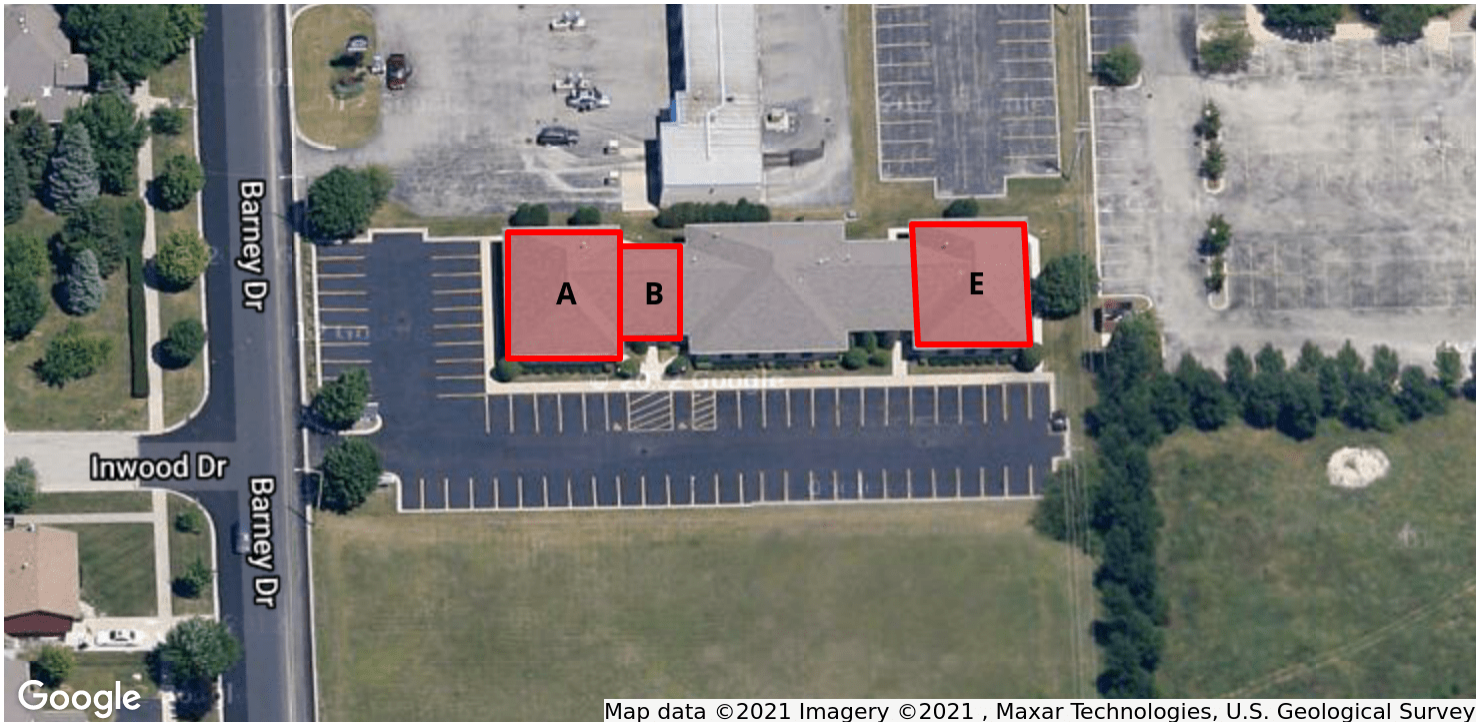
Office Space For Lease



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

300 BARNEY DR

JOLIET, IL 60435



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### OFFERING SUMMARY

Available SF: 1,280 - 3,440 SF

Lease Rate: \$14.00 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
- 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



