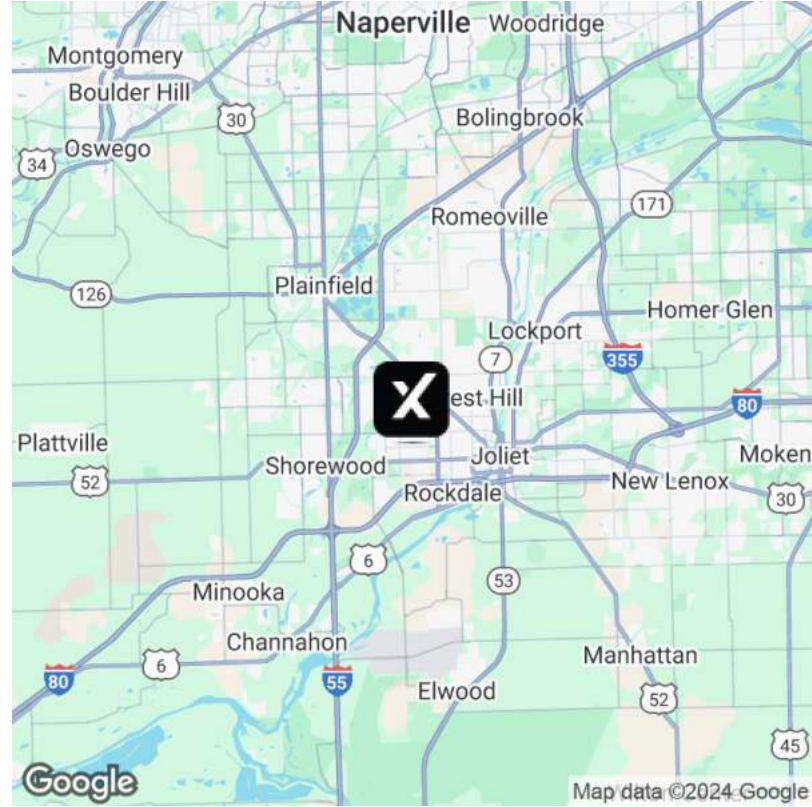


FOR LEASE | 2439 Glenwood Avenue Joliet IL



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	9,410 SF
Lot Size:	1.16 Acres
Year Built:	1980
Zoning:	B1

PROPERTY OVERVIEW

eXp Commercial is pleased to present the office property located at 2439 Glenwood Ave, Joliet, IL, for lease. This fully finished office building offers a total of approximately 9,410 rentable square feet, divided between 5,017 square feet on the main level and 4,393 square feet on the finished lower level. The turnkey setup includes private offices, conference rooms, furnished cubicles, and a breakroom with a kitchen, making it suitable for professional services, regional offices, or institutional tenants.

The property is centrally located within Joliet, with proximity to Ascension Saint Joseph Hospital, major highways such as I-55 and I-80, and local government offices, offering excellent connectivity to nearby cities and the greater Chicago metropolitan area. Situated on a spacious lot, the building also features ample surface parking and great visibility, making it an ideal option for tenants seeking functional and accessible office space in a thriving market.

PROPERTY HIGHLIGHTS

- 9,410 rentable square feet across two finished levels
- Turnkey offices, cubicles, conference rooms, and kitchen
- Central Joliet location near Ascension Saint Joseph Hospital
- Easy access to I-55 and I-80 highways
- 35 miles southwest of downtown Chicago

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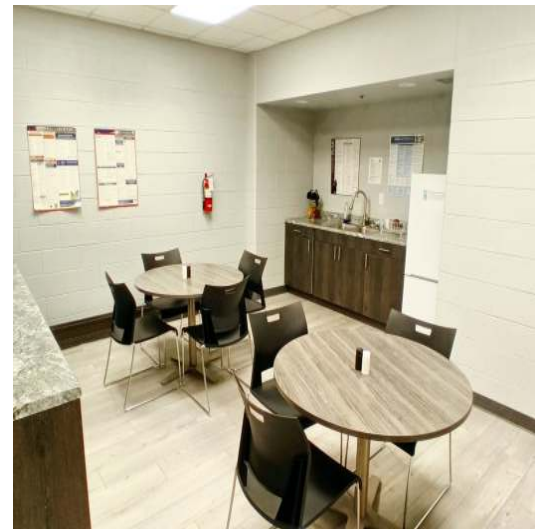


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TOTAL AREA: 24,000 sq. ft.

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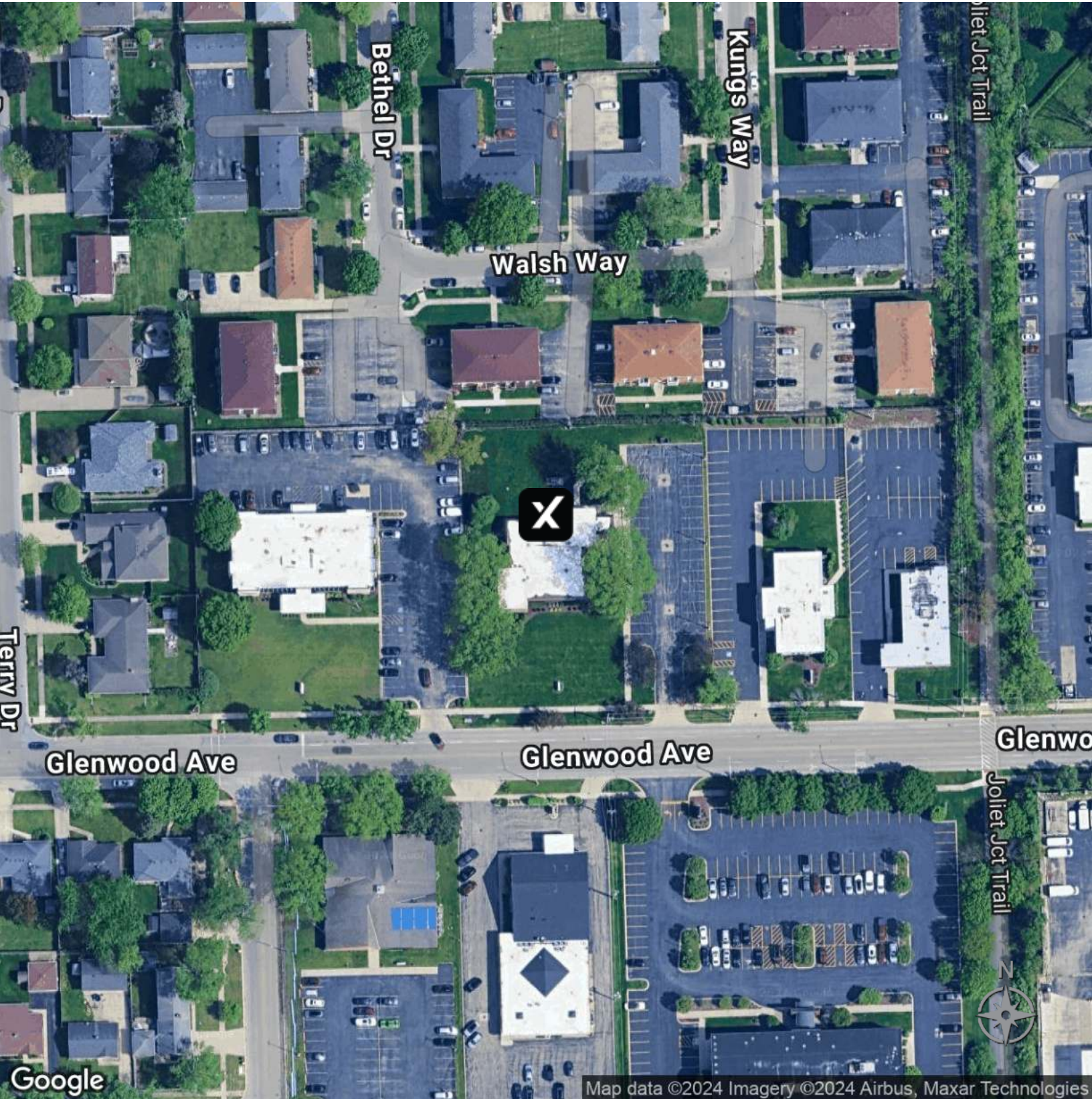
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Google

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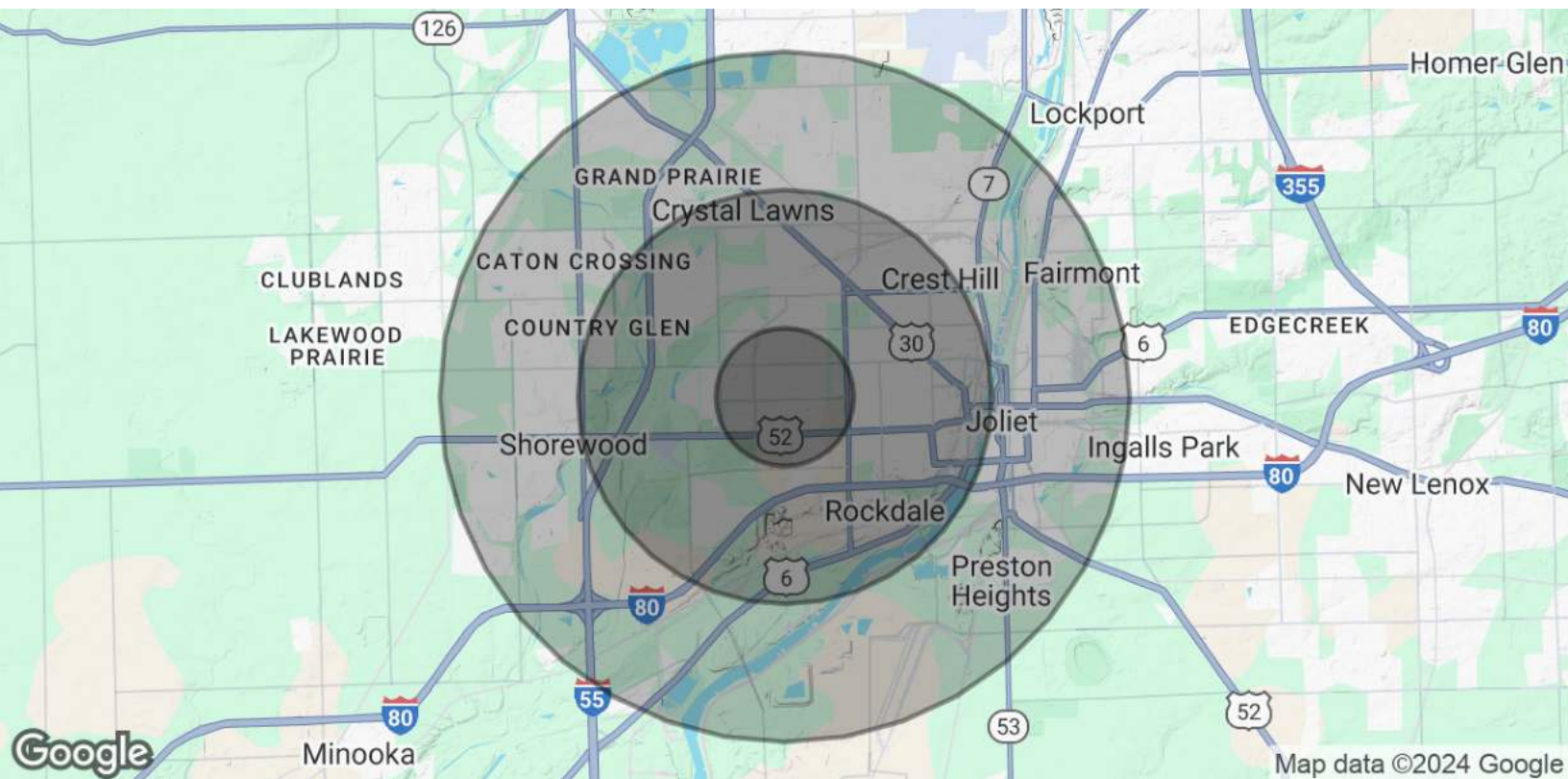
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,489	84,846	165,418
Average Age	43	40	40
Average Age (Male)	42	39	39
Average Age (Female)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,321	32,957	59,752
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$86,417	\$88,870	\$97,211
Average House Value	\$270,451	\$245,846	\$251,408
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.5%	34.3%	34.6%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,609	42,971	82,482
% White	52.9%	50.6%	49.9%

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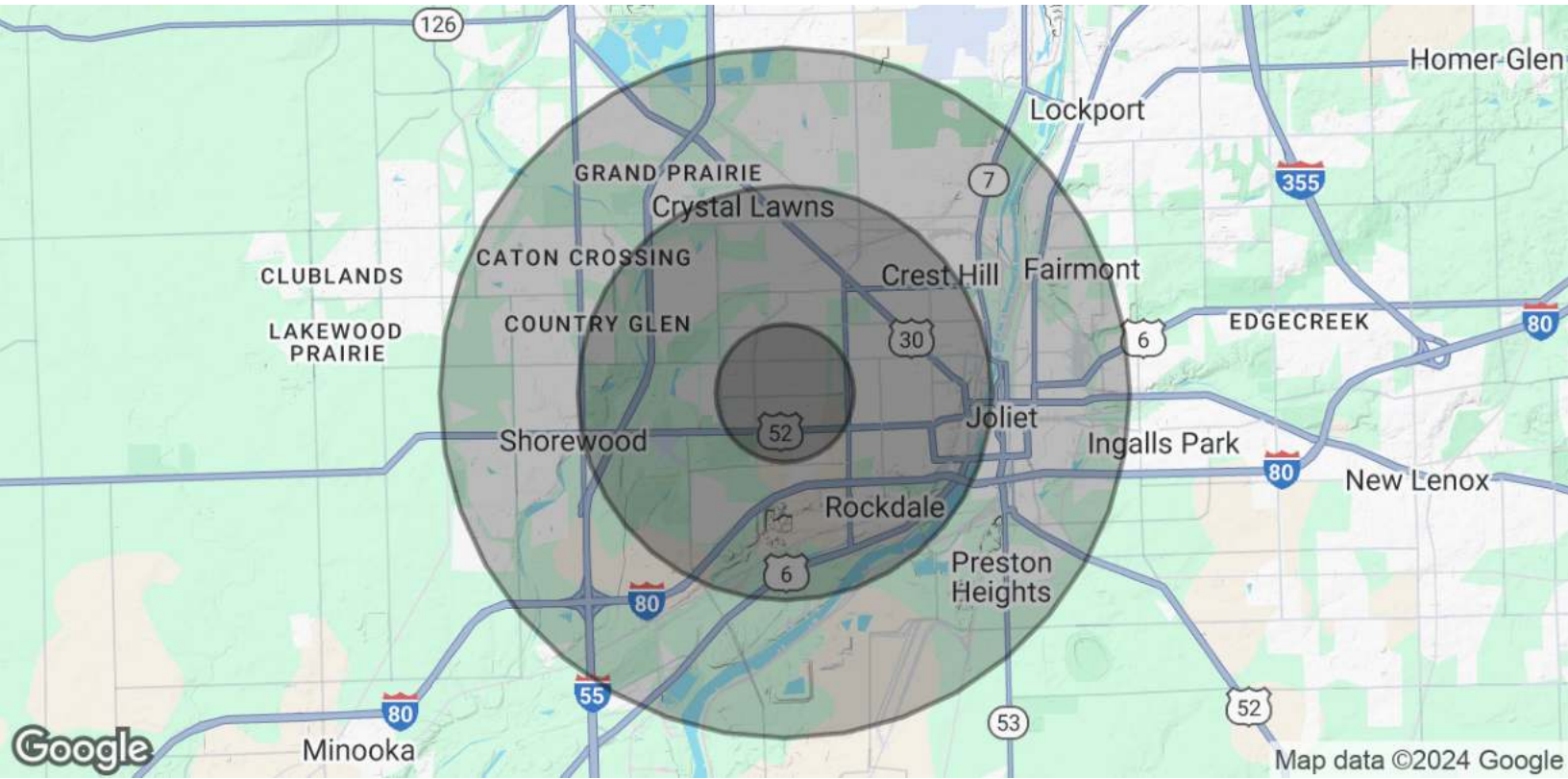
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Total Population - Black	2,348	13,578	27,338
% Black	18.8%	16.0%	16.5%
Total Population - Asian	256	1,569	3,410
% Asian	2.0%	1.8%	2.1%
Total Population - Hawaiian	1	19	44
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	98	837	1,700
% American Indian	0.8%	1.0%	1.0%
Total Population - Other	1,578	13,267	26,358
% Other	12.6%	15.6%	15.9%

Demographics data derived from AlphaMap

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TOTAL: 5017 sq. ft
FLOOR 1: 5017 sq. ft
EXCLUDED AREAS: PATIO: 229 sq. ft, PORCH: 714 sq. ft

Plan View Created by Cubicool App. Measurements Provided Highly Subject To Verification.



