



Office Space For Lease




CATON
COMMERCIAL
REAL ESTATE GROUP

ONEIDA OFFICE SPACE

JOLIET, IL 60435

OFFICE SPACE - FOR LEASE



OFFERING SUMMARY

Available:	2,200 SF divisible
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.98 Acres
Year Built:	1980
Building Size:	14,000 SF

PROPERTY OVERVIEW

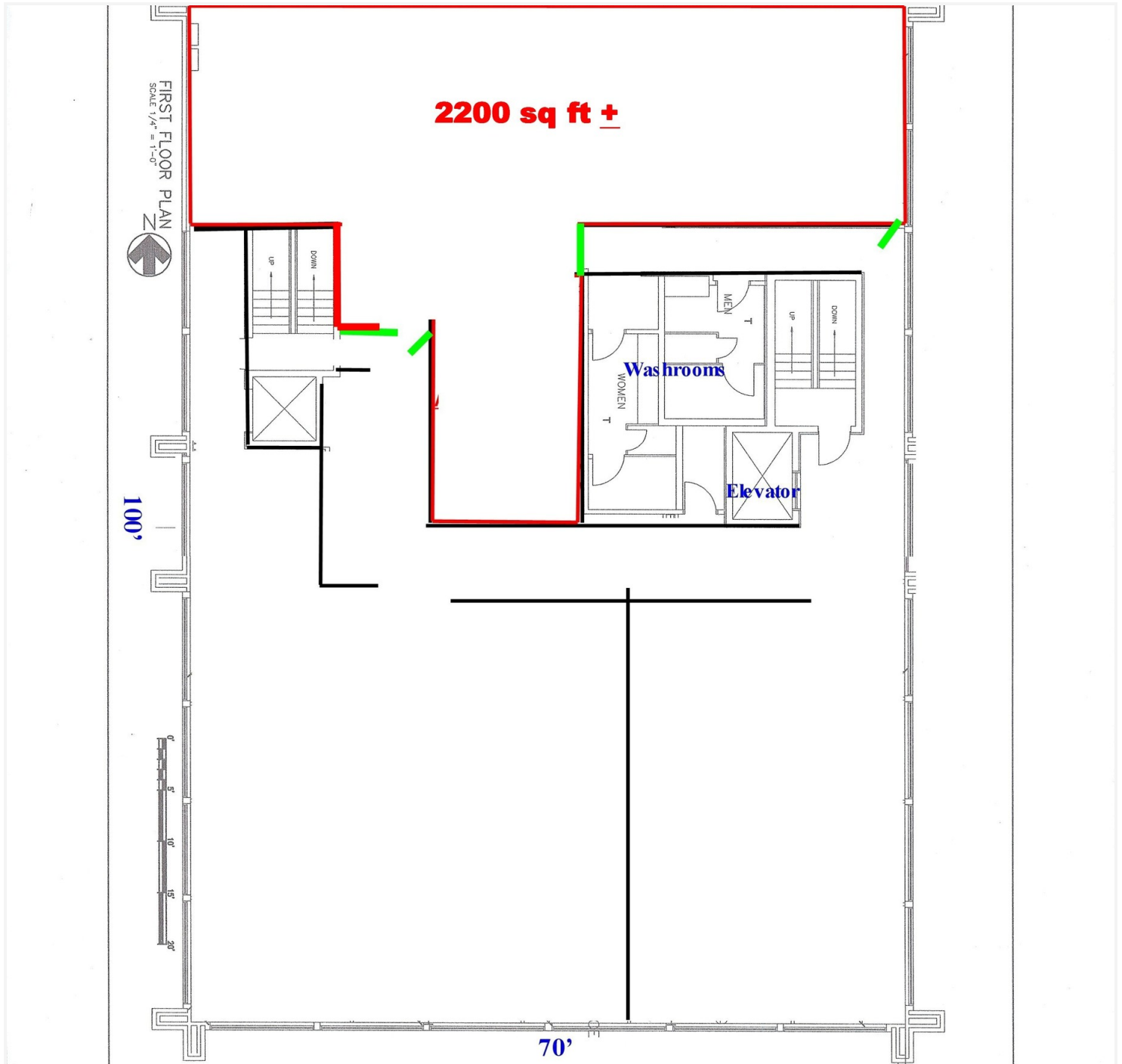
Meticulously maintained, modern two story office building has a second floor area available for lease. Co-tenants include the Herald News, Lutheran Child and Family Services, Vitas Healthcare, and a Certified Nursing School. Accessed by an elevator, the available space on the 2nd floor has ample windows and is ideal for professional offices built to suit. A common area break room and high-quality conference facilities are available for use.

- 2,200 SF, divisible, available for lease on the second floor

LOCATION OVERVIEW

Two story office building on the north side of Oneida, west of Hammes. Located in a prosperous area of Joliet, the building is one block east of St. Joseph Medical center. One block off of Jefferson Street, it has easy access to local dining and shopping areas.

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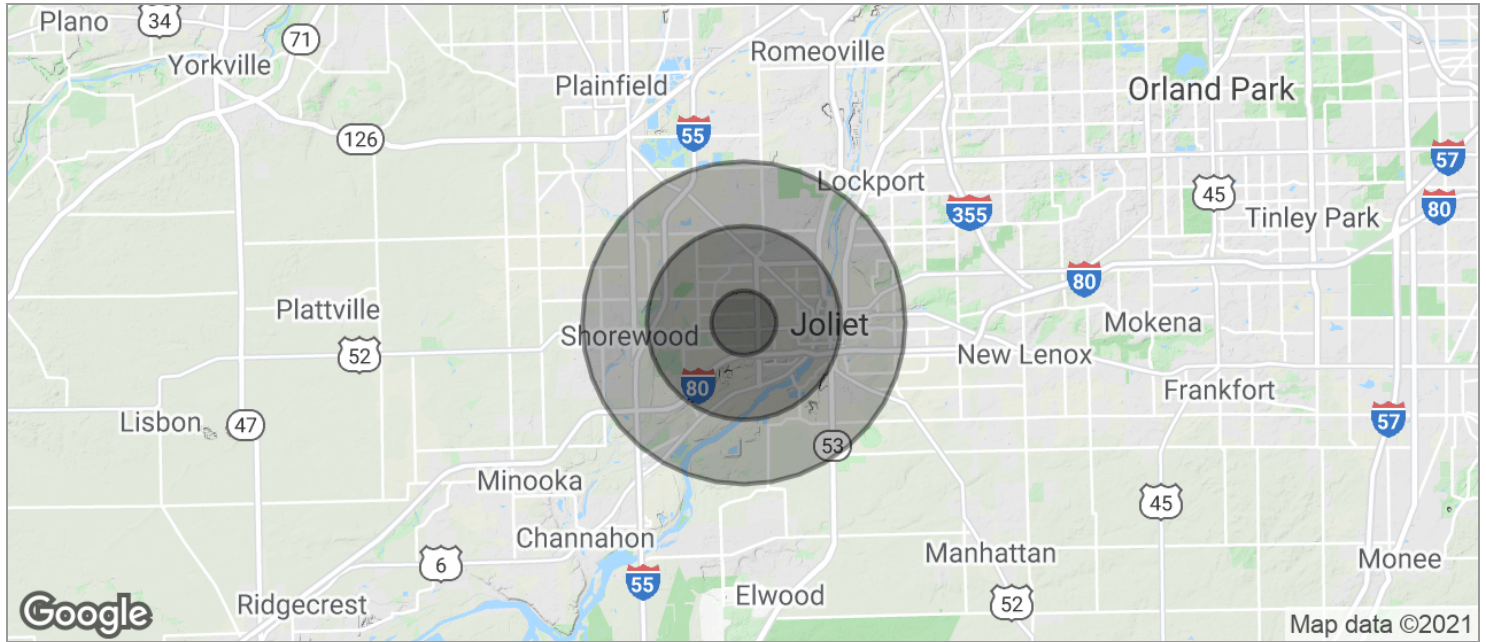




NEARBY FOOD & RETAIL MAP



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,864	83,819	172,582
MEDIAN AGE	39.0	36.4	34.5
MEDIAN AGE (MALE)	36.2	35.1	33.3
MEDIAN AGE (FEMALE)	40.9	37.5	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,753	32,547	60,672
# OF PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$56,606	\$61,781	\$62,594
AVERAGE HOUSE VALUE	\$133,745	\$173,185	\$187,371

* Demographic data derived from 2010 US Census