

# FOR LEASE



# 722

Essington Road, Joliet, IL 60435

Suite D



# Welcome to 722 Essington

722 Essington is a professional office building conveniently situated just 2 miles east of the Route 59 corridor, the second most prominent retail corridor in Illinois. An ideal location for businesses seeking a notable presence in the area.

Building highlights include:



Stable & Capable Ownership



Multiple Access Points



Just South of Black/Essington Intersection



Monument Signage



Excellent Access to I-55, I-80 & Rt. 59



Abundant Local Dining & Shopping

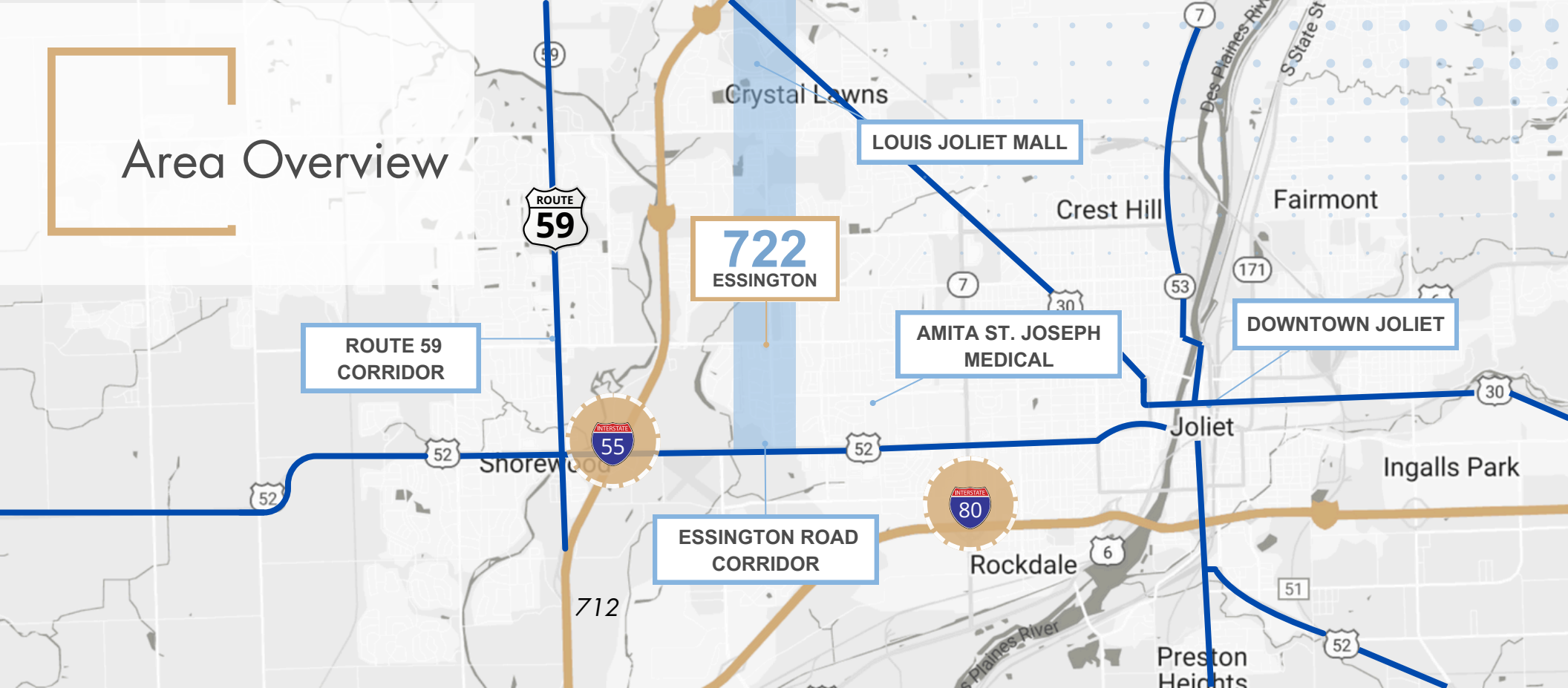








# Area Overview



2.5 miles to the Jefferson Street interstate access.



3.5 miles to the Larkin Avenue interstate access.



Two (2) miles to dining, shopping, lodging, and entertainment.

**ESSINGTON ROAD CORRIDOR** - This corridor extends from the Louis Joliet Mall south to Jefferson Street and offers a wide range of shopping, housing, medical, restaurants, retail, parks and office options.

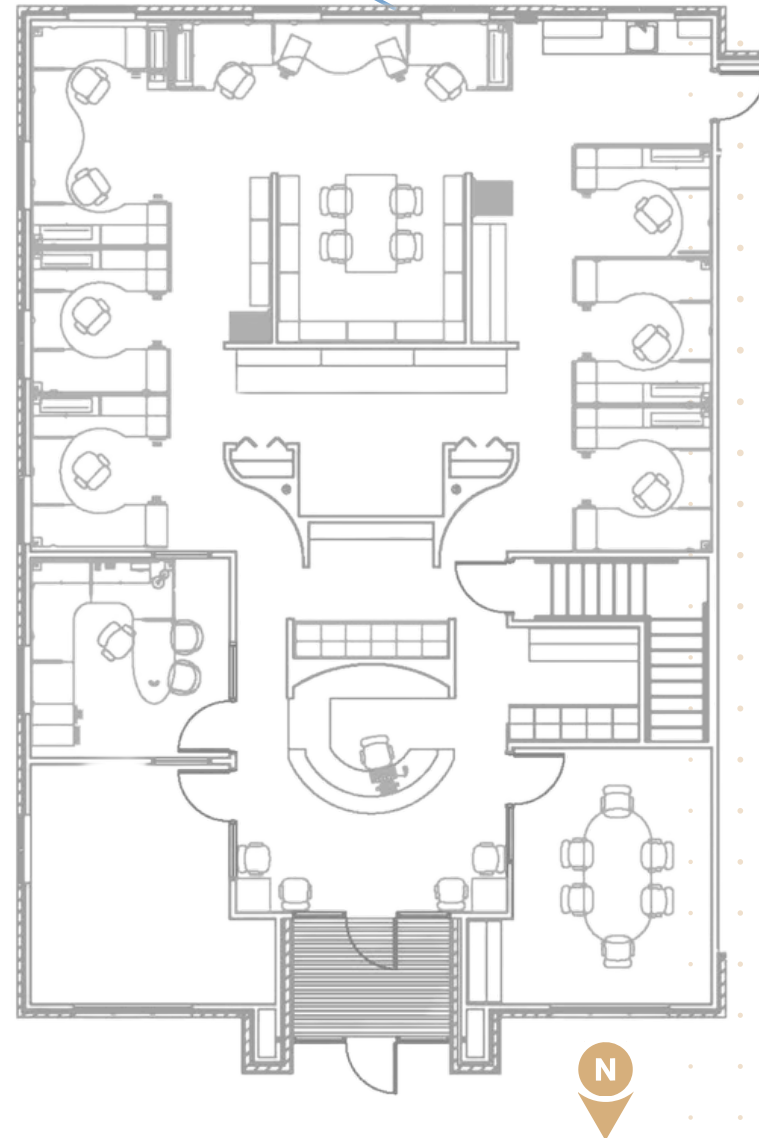
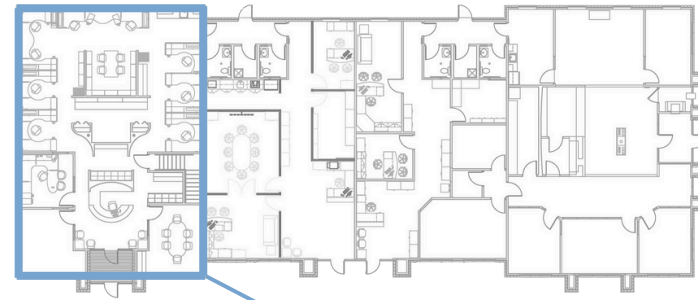
Growth and redevelopment are continuing on the corridor and Joliet is poised for future opportunity.

This location offers numerous excellent conveniences and amenities, thanks to its close proximity to both the I-55 and I-80 interstates, Ascension St. Joseph Hospital District, and downtown Joliet.



# Suite D 2,550 sf

- Available Immediately
- Lower-Level Storage Available with a Kitchenette
- FF&E: Negotiable





## Rental Rate (per sf)

LEASE TYPE:	MODIFIED GROSS
BASE RATE:	\$23.00
REAL ESTATE TAXES:	INCLUDED IN RATE
OPERATING EXPENSES:	INCLUDED IN RATE
UTILITIES:	PAID DIRECTLY BY TENANAT
GROSS RATE:	\$23.00*


\*Units are separately metered for gas, electric, water, and sewer.

Information contained herein is subject to verification, modification and withdrawal without notice.

## Contact

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