



**SUBURBAN**  
REAL ESTATE SERVICES

# The Mode Building

18,000 SF, THREE-STORY OFFICE BUILDING LOCATED ACROSS FROM RIALTO SQUARE THEATER AND ADJACENT TO THE NEW JOLIET CITY SQUARE

**DOWNTOWN JOLIET | WALKABLE | MOVE-IN READY SUITES**

## PROPERTY OVERVIEW

**Rare opportunity** in the heart of Joliet's downtown business district, across from Rialto Square Theater. This high-profile location offers built-in foot traffic from year-round performances and events.

Just a six-minute walk to Duly Health & Care Field (home of the Joliet Slammers), one block from Metra, and three blocks from the new 11-story Will County Courthouse, the **property offers exceptional accessibility** to key civic and transportation hubs, with **immediate access** to Routes 30 and 53 and just one mile to I-80 for seamless regional connectivity.

Directly across from the building, **Joliet City Square** enhances the area with a plaza-style park and performance space, driving additional pedestrian activity. An exceptional opportunity for users seeking premier downtown exposure, with major changes coming through the **Equitable Transit-Oriented Development Plan** and **Joliet Comprehensive Plan**, positioning this location at the center of continued residential, retail, and office growth and revitalization.



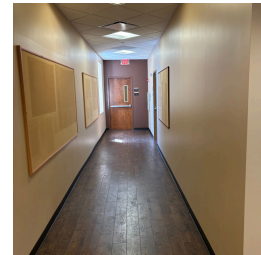
VIEW FROM SIDEWALK IN FRONT OF BUILDING



## PROPERTY DETAILS

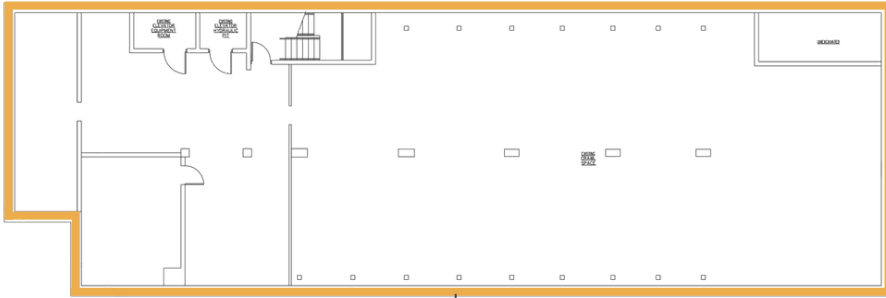
<b>SIZE:</b>	18,000 sf
<b>YEAR BUILT:</b>	1908
<b>RENOVATED:</b>	2012-2014
<b>FLOORS:</b>	3
<b>LOT SIZE:</b>	.15 acres
<b>PARCEL ID:</b>	03-07-09-443-009
<b>ZONING:</b>	B-2, Enterprise Zone
<b>PARKING:</b>	On-Street Parking & Public Parking Garages
<b>ROOF:</b>	Modified Bitumen System
<b>HVAC:</b>	29 Climate Master Air Handlers 1 BAC Cooling Tower 1 Lockinvar Electric Boiler

- The City of Joliet is open to an incentive package.
- Located in the River Edge Redevelopment Zone.

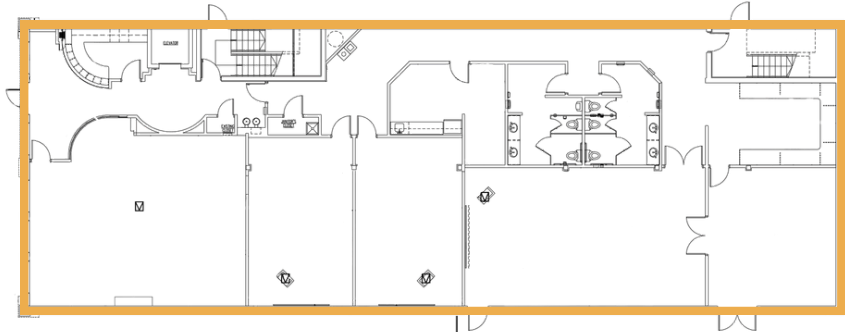


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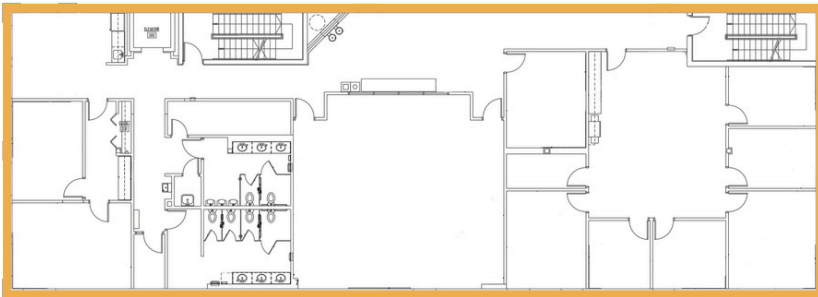
# FLOOR PLANS



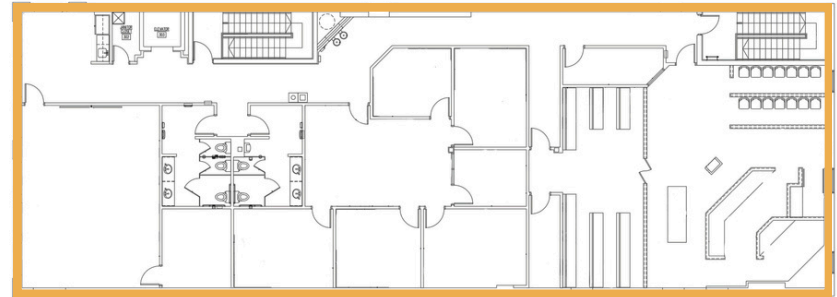
**LOWER LEVEL**



**1ST FLOOR**



**2ND FLOOR**



**3RD FLOOR**

# THE LOCATION



the mode building

## OFFERING SUMMARY

**SIZE:** 18,000 sf

**SALE PRICE:** \$2,300,000

**PRICE /SF:** \$127.78

**REAL ESTATE TAXES:** \$49,500 Annual  
Estimate (currently exempt) \$2.75 /sf  
Parcel: 03-07-09-443-009

**OPERATING EXPENSES:** \$63,000 Annual  
Estimate \$3.50 /sf



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# The Mode Building

SCHEDULE A TOUR TODAY

UNIVERSITY OF **St FRANCIS**  
**Nick Weis, CCIM / CIPS**  
Managing Broker



630-487-2120



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