



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

SIZE: 18,000 sf

YEAR BUILT: 1908

RENOVATED: 2012-2014

FLOORS: 3

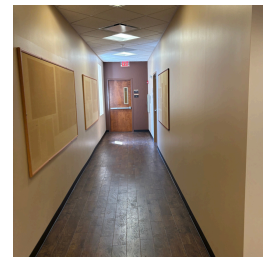
LOT SIZE: .15 acres

PARCEL ID: 03-07-09-443-009

ZONING: B-2, Enterprise Zone

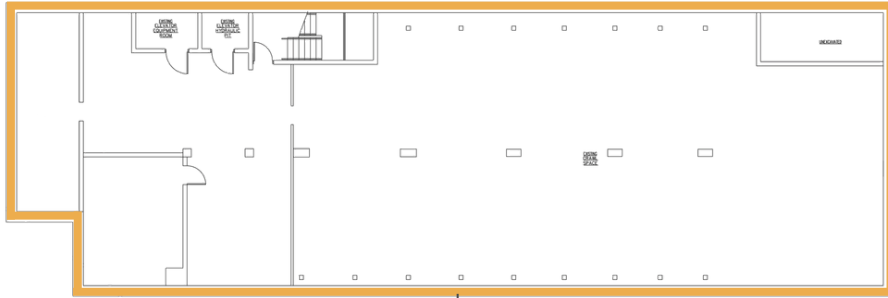
PARKING: On-Street Parking
& Public Parking Garages

ROOF: Modified Bitumen System

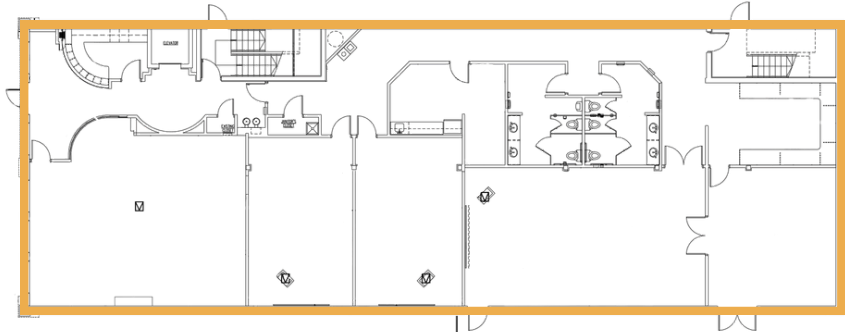


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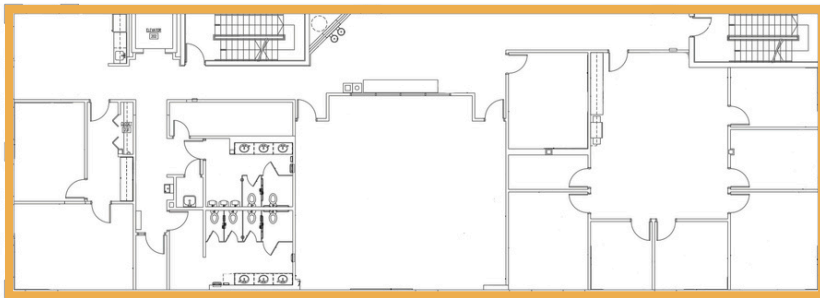
FLOOR PLANS



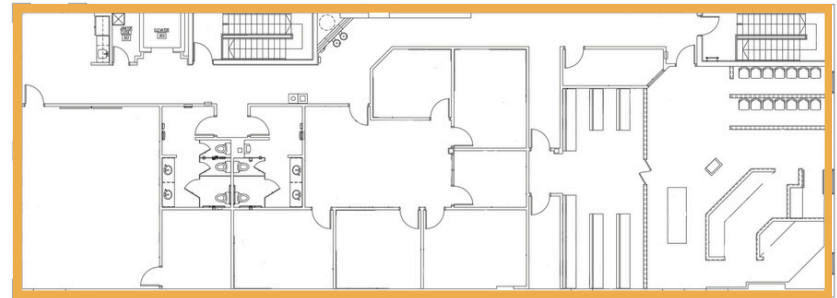
LOWER LEVEL



1ST FLOOR



2ND FLOOR



3RD FLOOR

THE LOCATION



the mode building

OFFERING SUMMARY

SIZE: 18,000 sf

SALE PRICE: \$2,610,000

PRICE /SF: \$145.00

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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SCHEDULE A TOUR TODAY

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



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