

FOR SALE
OFFICE BUILDING



2435 Glenwood Ave

Joliet, IL 60435



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www.expcommercial.com

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FOR SALE

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Section 1

Property Information



Property Summary

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OFFERING SUMMARY

Sale Price:	\$1,250,000
Property Type:	Office
Building Size:	10,311 SF
Lot Size:	0.68 Acres
Parking:	31
Elevator	1 (all 3 levels)
Year Built/Renovated	1979 (2018)
Occupancy	Vacant at Closing

PROPERTY HIGHLIGHTS

- ±10,311 SF total – ±6,874 SF above grade + ±3,437 SF fully finished lower level
- Recently renovated and delivered vacant, in very good condition
- Lower level includes additional offices, restrooms, flex/training space, and storage
- Includes commercial-grade office furniture (optional, as pictured)
- Functional layout: reception, private offices, conference rooms, open workstations
- Professional brick exterior with 120' frontage and monument signage
- 31 surface parking spaces on-site
- Prime northwest Joliet location near Ascension St. Joseph Medical Center
- Quick access to Larkin Avenue, I-80, and surrounding communities
- Zoned B-1 – ideal for general office, medical-adjacent, or nonprofit use
- Adjacent ±9,410 SF building at 2439 Glenwood Ave also available

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Property Description

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PROPERTY DESCRIPTION

Located on Joliet's sought-after northwest side near Ascension St. Joseph Medical Center, 2435 Glenwood Avenue presents a rare opportunity to acquire a high-quality, move-in ready office building in one of the area's most accessible and desirable corridors. This $\pm 10,311$ SF freestanding property—comprised of $\pm 6,874$ SF above grade and a fully finished $\pm 3,437$ SF lower level—is ideal for professional office use, medical conversion, or nonprofit/institutional operations. It's equally well-suited for owner-users or investors seeking a turn-key asset with long-term flexibility and upside.

The building features a functional and efficient layout across two floors, connected via elevator. The upper level includes a welcoming reception area, private offices, conference and meeting rooms, open workstations, and a stylish breakroom/kitchenette—all recently renovated with updated lighting, flooring, and commercial finishes. The finished lower level adds versatility with additional office space, restrooms, a large training or flex-use area, and storage options. The entire space is delivered vacant, in very good condition, and includes optional commercial-grade office furniture for immediate use.

With 120 feet of frontage, monument signage potential, and 31 surface parking spaces, the site offers excellent visibility, curb appeal, and ease of access. Located just off Larkin Avenue and minutes from I-80, the property serves a broad base of professional and community-oriented users from Joliet, Shorewood, Crest Hill, and Plainfield.

The adjacent $\pm 9,410$ SF office building at 2439 Glenwood Avenue is also available and may be purchased individually or as part of a rare multi-building opportunity.

LOCATION DESCRIPTION

Corner location with 120 feet of frontage along Glenwood Avenue, just blocks from Provena St. Joseph Medical Center. Positioned in a growing residential and commercial corridor near the intersection of Glenwood Avenue and Larkin Avenue, approximately 1 mile from I-80 and 2.5 miles from I-55.

SITE DESCRIPTION

Two-story brick and masonry professional office building with $\pm 10,311$ SF of finished space including a fully built-out lower level. Positioned near Provena St. Joseph Medical Center with excellent visibility and access.

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Property Details

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LOCATION INFORMATION

Street Address	2435 Glenwood Ave
City, State, Zip	Joliet, IL 60435
County	Will
Market	Chicago
Sub-market	Joliet / Central Will
Cross-Streets	Glenwood Avenue & Larkin Avenue
Township	Joliet Township
Side of the Street	North
Road Type	Paved
Nearest Highway	I-80 (approx. 1 mile)
Nearest Airport	Chicago Midway International Airport

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-1 (Neighborhood Business District)
Lot Size	0.68 Acres
APN #	0506122220080000

Amenities	Off-street parking, elevator access, conference rooms, private offices, a reception area, central HVAC, ADA restrooms, professional brick construction, and near St. Joseph Medical Center.
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PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	4.5
Number of Parking Spaces	31

UTILITIES & AMENITIES

Elevators	1
Freight Elevator	Yes
Number of Elevators	1
Central HVAC	Yes
HVAC	Central
Leed Certified	No
Restrooms	4
Gas / Propane	Yes

TAXES

Property Taxes (2024)	\$20,284
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Property Details

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BUILDING INFORMATION

Building Size	10,311 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	3,437 SF
Year Built	1979
Year Last Renovated	2018
Gross Leasable Area	10,311 SF
Construction Status	Existing
Framing	Steel and masonry
Condition	Excellent
Roof	Flat membrane
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Ceilings	Drop tile
Floor Coverings	Carpet and tile
Corridors	Shared internal
Foundation	Poured Concrete

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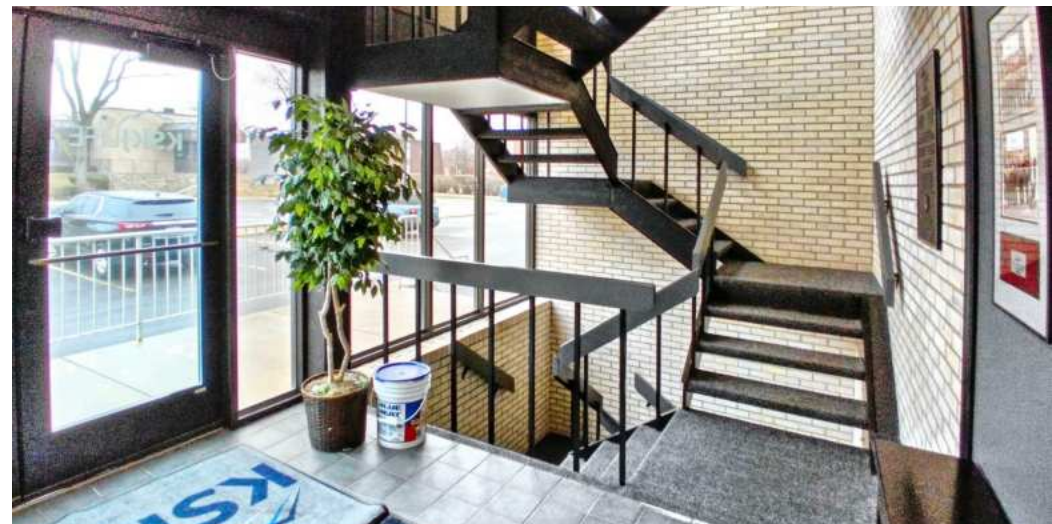
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Photos

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Photos

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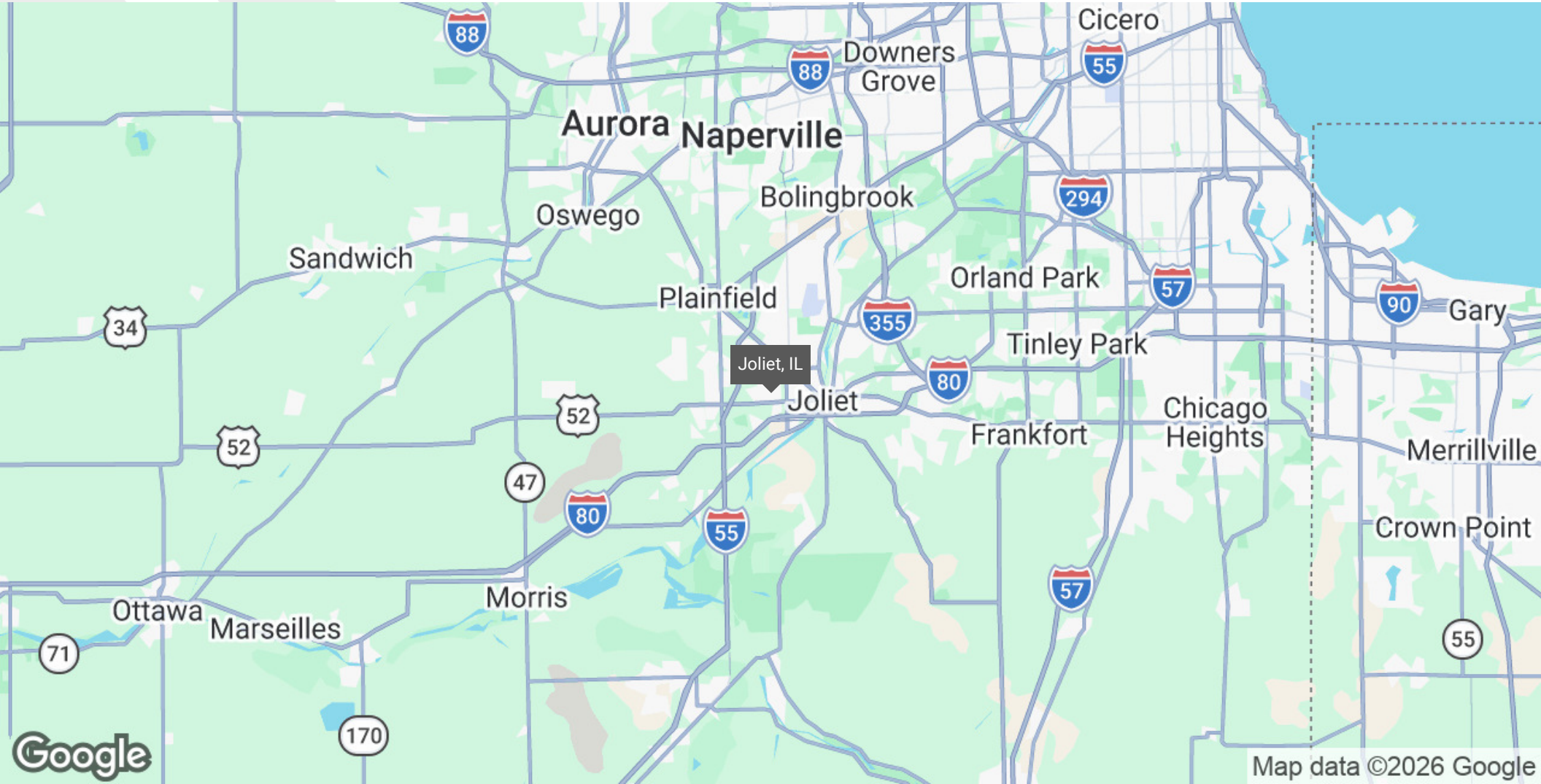
Section 2

Location Information



Regional Map

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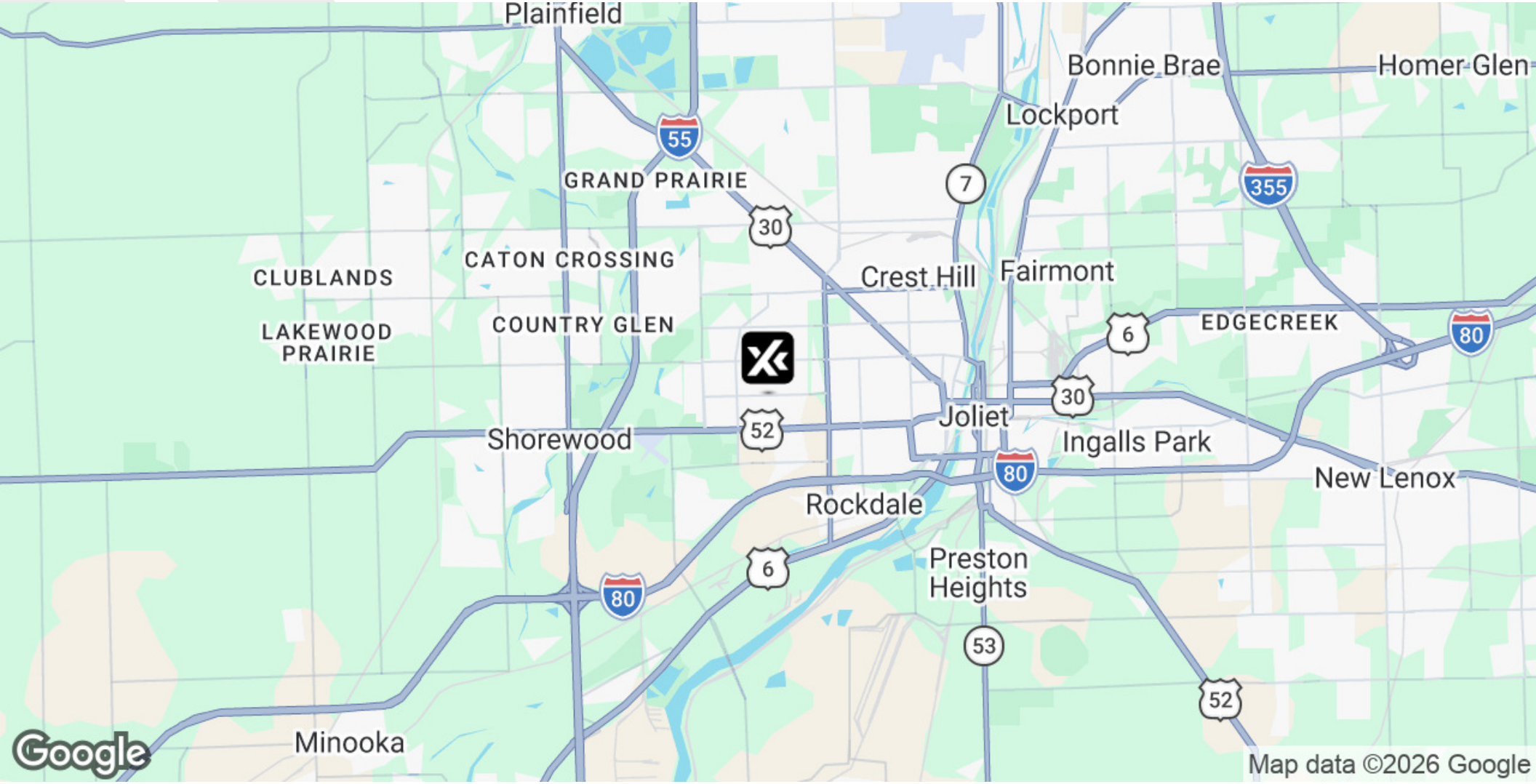
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Location Map

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Aerial Map

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Section 3

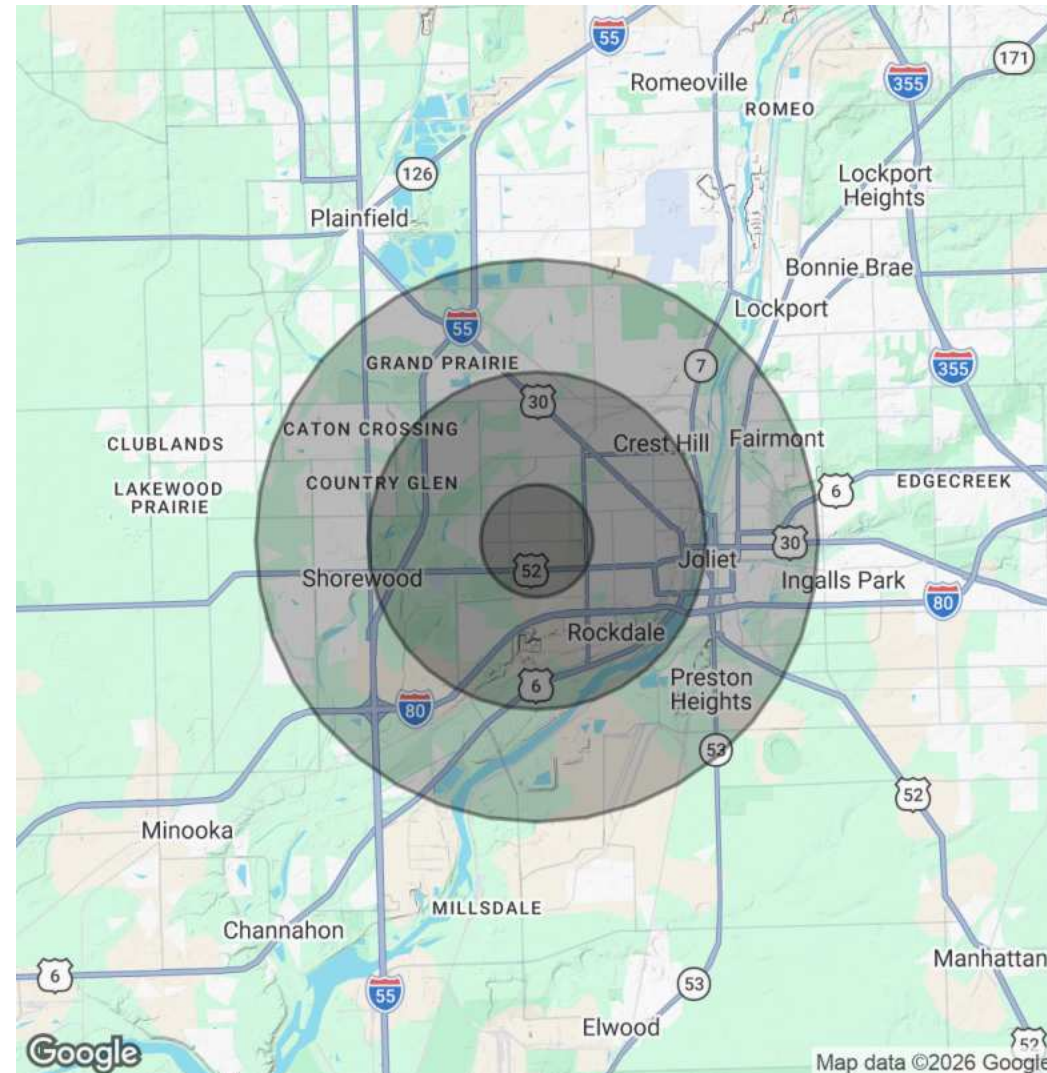
Demographics



Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,381	85,659	169,190
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	5,274	33,247	60,928
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$85,988	\$87,896	\$96,695
Average House Value	\$269,826	\$243,774	\$249,878
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.6%	34.4%	35.1%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,550	42,816	83,151
% White	52.9%	50.0%	49.1%
Total Population - Black	2,320	14,224	28,603
% Black	18.7%	16.6%	16.9%
Total Population - Asian	253	1,564	3,419
% Asian	2.0%	1.8%	2.0%
Total Population - Hawaiian	1	19	44



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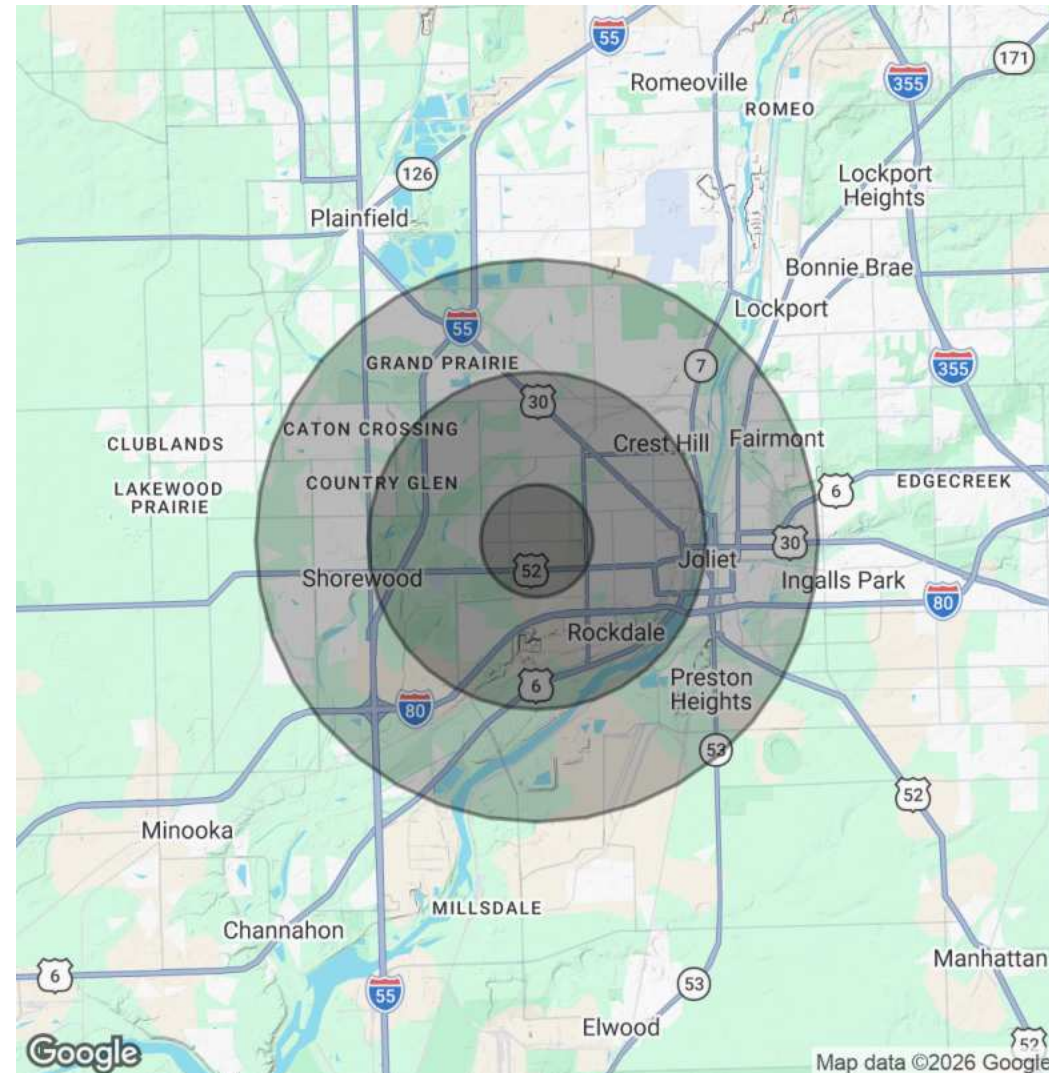
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Demographics Map & Report

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% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	98	851	1,751
% American Indian	0.8%	1.0%	1.0%
Total Population - Other	1,571	13,482	27,489
% Other	12.7%	15.7%	16.2%

2020 American Community Survey (ACS)



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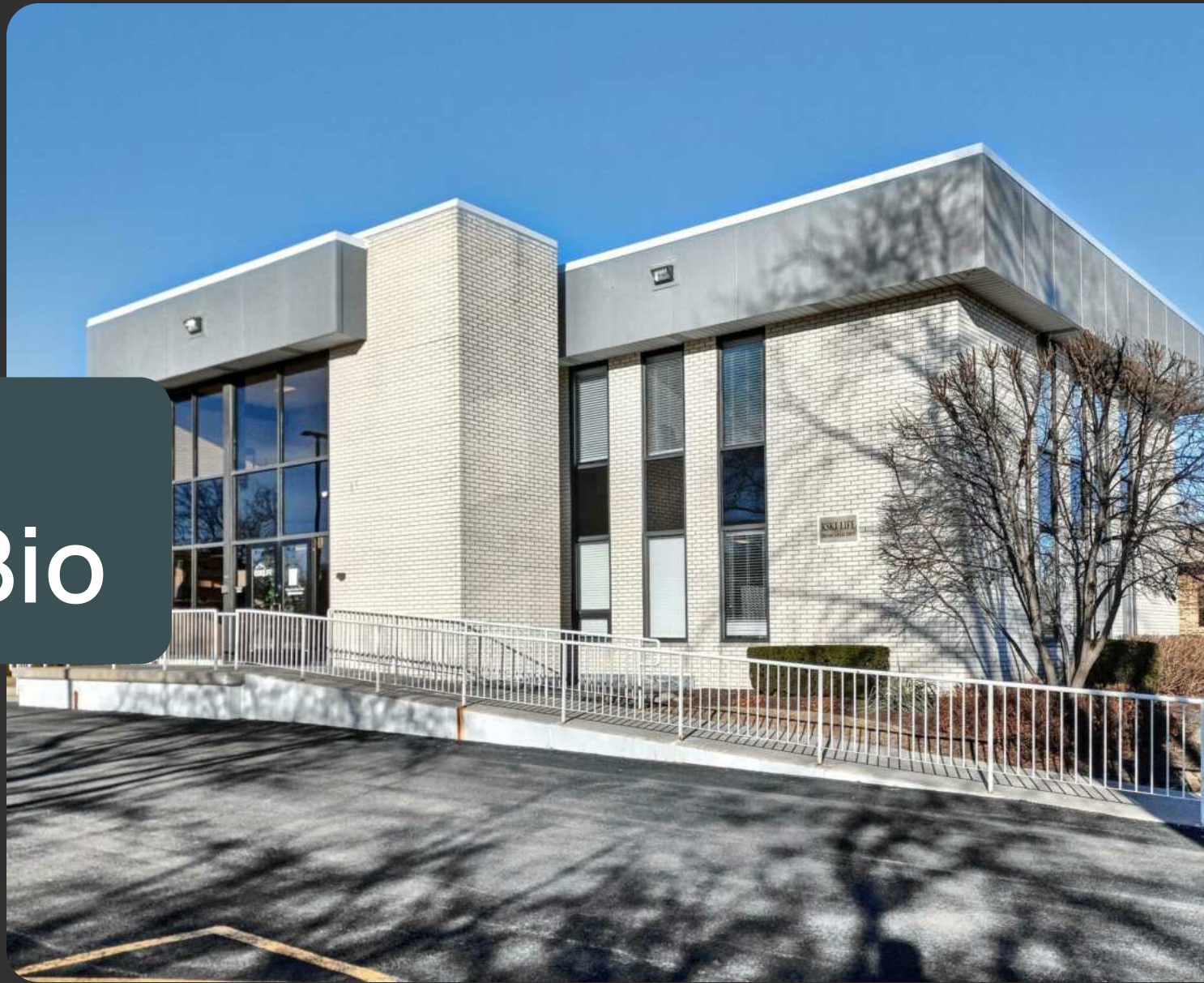
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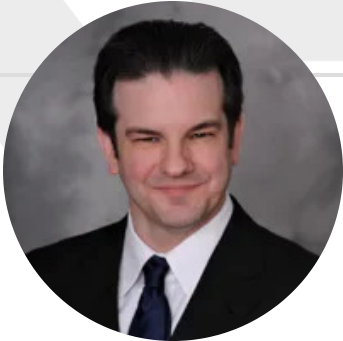
Section 4

Advisor Bio



Randolph Taylor

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RANDOLPH TAYLOR, CCIM

Advisor, Vice President

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Direct: **630.474.6441**

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PROFESSIONAL BACKGROUND

Randolph Taylor, MBA, CCIM, is an investment sales broker in the eXp Commercial Chicago office. Randolph focuses on the listing and sale of multifamily properties in the greater Chicago area and suburbs. Randolph has over 26 years of commercial real estate experience, including corporate real estate, asset management, and brokerage. Randolph's broad knowledge of the commercial real estate industry, financial analysis, marketing, and negotiating skills uniquely position him to provide a superior level of service to his clients.

Prior Positions:

Senior Associate National Multi Housing Division - Marcus & Millichap
Commercial Real Estate Broker - Coldwell Banker Commercial NRT
Commercial Real Estate Asset Manager - Bridgestone Retail Operations N.A.
Multifamily Property Manager - Equity Residential
Commercial Real Estate Market Analyst - Grubb & Ellis

EDUCATION

MBA - Finance/Real Estate
CCIM - Certified Commercial Real Estate Investment Member

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Thank you!

This is a rare opportunity to secure a high-quality office asset in a prime Joliet location. Whether for owner-occupancy or long-term positioning, 2435 Glenwood offers the flexibility, condition, and visibility to support your business or investment goals.



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