

FOR SALE
OFFICE BUILDING



2439 Glenwood Avenue

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

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,050,000
Property Type:	Office
Building Size:	9,410 SF
Lot Size:	1.16 Acres
Parking:	36
Year Built / Renovated:	1980 (Reno 2018)
Occupancy:	Vacant

PROPERTY HIGHLIGHTS

- ±9,410 SF total – ±5,527 SF main level + ±3,800 SF finished lower level
- Recently and formerly owner-occupied, delivered vacant
- High-quality lower level includes offices, restrooms, kitchen, and flex space
- Includes newer cubicles and desks (optional, as pictured)
- Functional layout: private offices, reception, conference rooms, open workstations
- Professional exterior with monument signage and 36 surface parking spaces
- Prime northwest Joliet location near Ascension St. Joseph Medical Center
- Easy access to Larkin Ave, I-80, and surrounding suburbs
- Zoned B1—ideal for office, medical-adjacent, or nonprofit use
- Adjacent ±10,311 SF building at 2435 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, 2439 Glenwood Avenue is a ±9,410 SF freestanding office building offering turnkey functionality, high-quality construction, and a professional image—ideal for owner-users or investors. The property includes ±5,527 SF of above-grade space plus ±3,800 SF of professionally finished lower-level office space, all delivered vacant and ready for immediate occupancy.

The building is set within a well-established commercial corridor just off Larkin Avenue, minutes from I-80 and easily accessible from Shorewood, Crest Hill, and Plainfield. Its elevated site, clean masonry exterior, monument signage, and ample parking (36 spaces) create strong curb appeal and usability for professional or medical-adjacent uses.

The interior layout features a mix of executive offices, conference rooms, collaborative workstations, and a welcoming reception area. The finished lower level includes additional offices, restrooms, a break area, and a large open training or flex space. As pictured, the building is currently furnished with newer commercial-grade systems furniture—including cubicles and private office desks—which may be included for an additional fee.

2439 Glenwood is offered individually or together with the adjacent ±10,311 SF office building at 2435 Glenwood Avenue, also for sale.

LOCATION DESCRIPTION

Northwest Joliet location near Ascension St. Joseph Medical Center and just minutes from I-80. Situated in an established office corridor, the site offers excellent visibility, monument signage, and access to major thoroughfares serving Shorewood, Crest Hill, and Plainfield.

SITE DESCRIPTION

Freestanding professional office building on an elevated site with monument signage, surface parking, and mature landscaping. Situated in a well-established commercial corridor near St. Joseph Medical Center.

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Property Details

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LOCATION INFORMATION

Street Address	2439 Glenwood Avenue
City, State, Zip	Joliet, IL 60435
County	Will
Market	Chicago
Sub-market	Joliet / Central Will
Cross-Streets	Glenwood Ave & Larkin Ave

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B1 – General Business District (Supports general office, medical-adjacent, and professional uses.)
Lot Size	1.16 Acres
APN #	05-06-12-222-010
Traffic Count	8600
Traffic Count Street	Glenwood Avenue
Amenities	Professionally finished lower level Monument signage Optional office furniture package Dual entrances Kitchenette and break areas Fully built out with private offices and open space Ample parking (4.25/1,000 SF)
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.83
Number of Parking Spaces	36

UTILITIES & AMENITIES

Elevators	None
Central HVAC	Yes
HVAC	Central forced air with separate zones for upper and lower levels
Leed Certified	No
Restrooms	4
Landscaping	Professionally maintained landscaping with mature trees and foundation plantings
Gas / Propane	Yes

TAXES

Property Taxes (2024)	\$2,974
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Property Details

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BUILDING INFORMATION

Building Size	9,410 SF
Building Class	C
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	8.5 ft
Minimum Ceiling Height	8 ft
Number of Floors	2
Year Built	1980
Year Last Renovated	2018
Gross Leasable Area	9,410 SF
Construction Status	Existing
Framing	Masonry
Condition	Excellent
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Walls	Drywall partitions throughout with a combination of private offices and open plan areas
Ceilings	Drop/acoustic tile ceilings in office areas with recessed lighting
Floor Coverings	Commercial-grade carpet tile and VCT
Corridors	Interior hallways connecting offices and open areas, carpeted with standard trim

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Additional Photos

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Additional Photos

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Floor Plan: Ground Level

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TOTAL: 5017 sq. ft
FLOOR 1: 5017 sq. ft
EXCLUDED AREAS: PATIO: 229 sq. ft, PORCH: 714 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Floor Plan: Lower Level

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TOTAL: 3593 sq. ft
BELOW GROUND: 3453 sq. ft, FLOOR 2: 140 sq. ft
EXCLUDED AREAS: STORAGE: 607 sq. ft, ELECTRICAL ROOM: 439 sq. ft
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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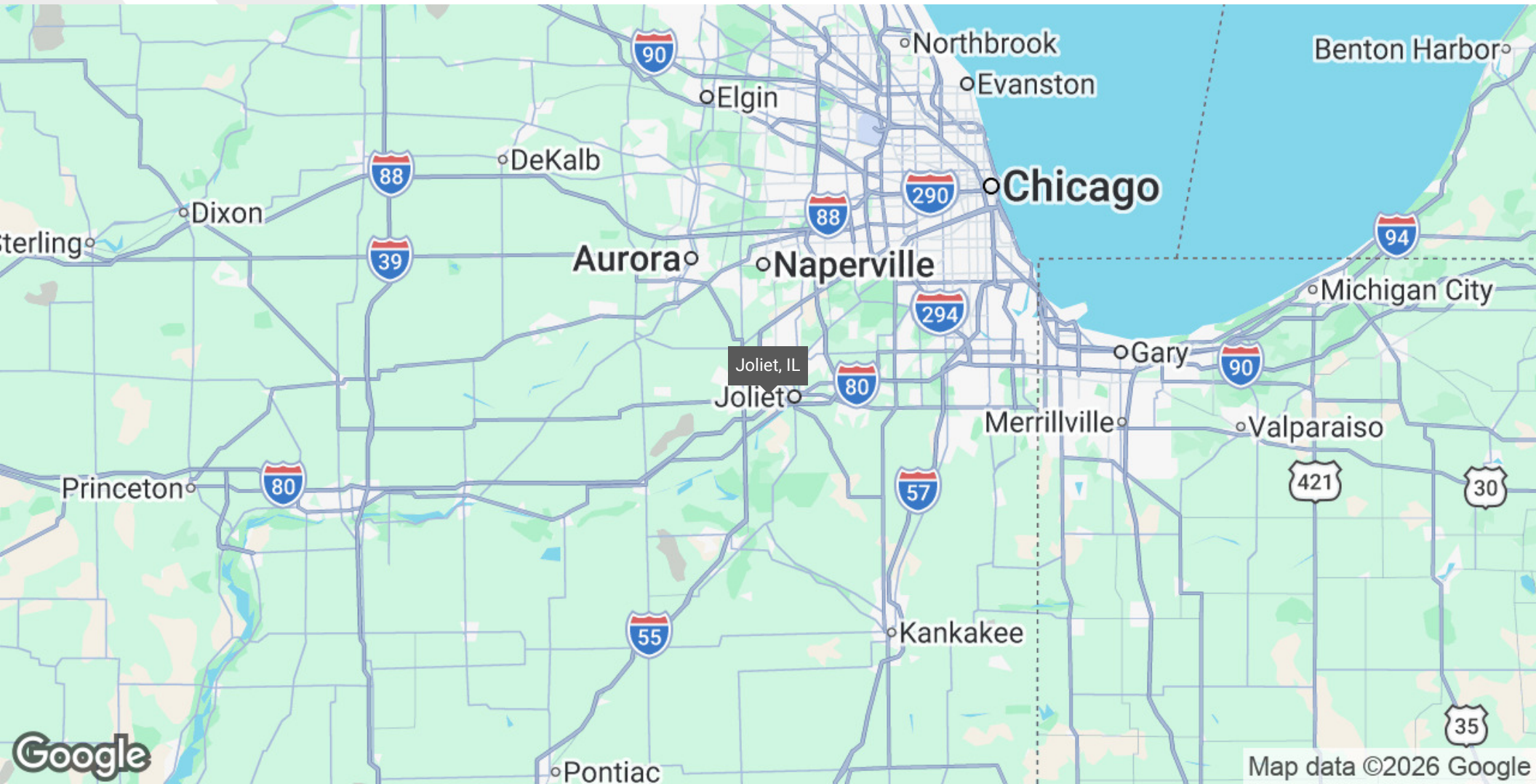
Section 2

Location Information



Regional Map

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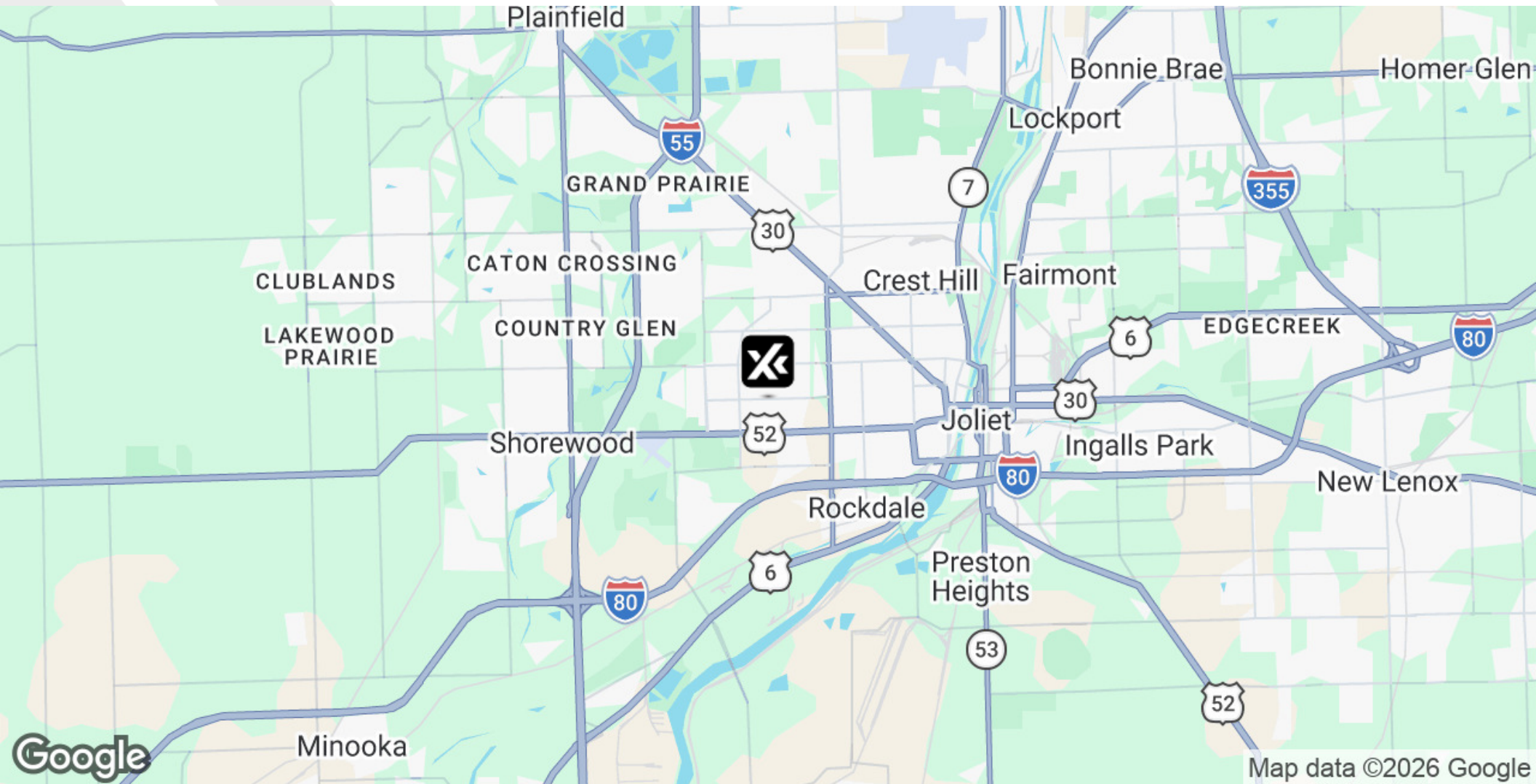
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Location Map

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Aerial Map

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Section 3

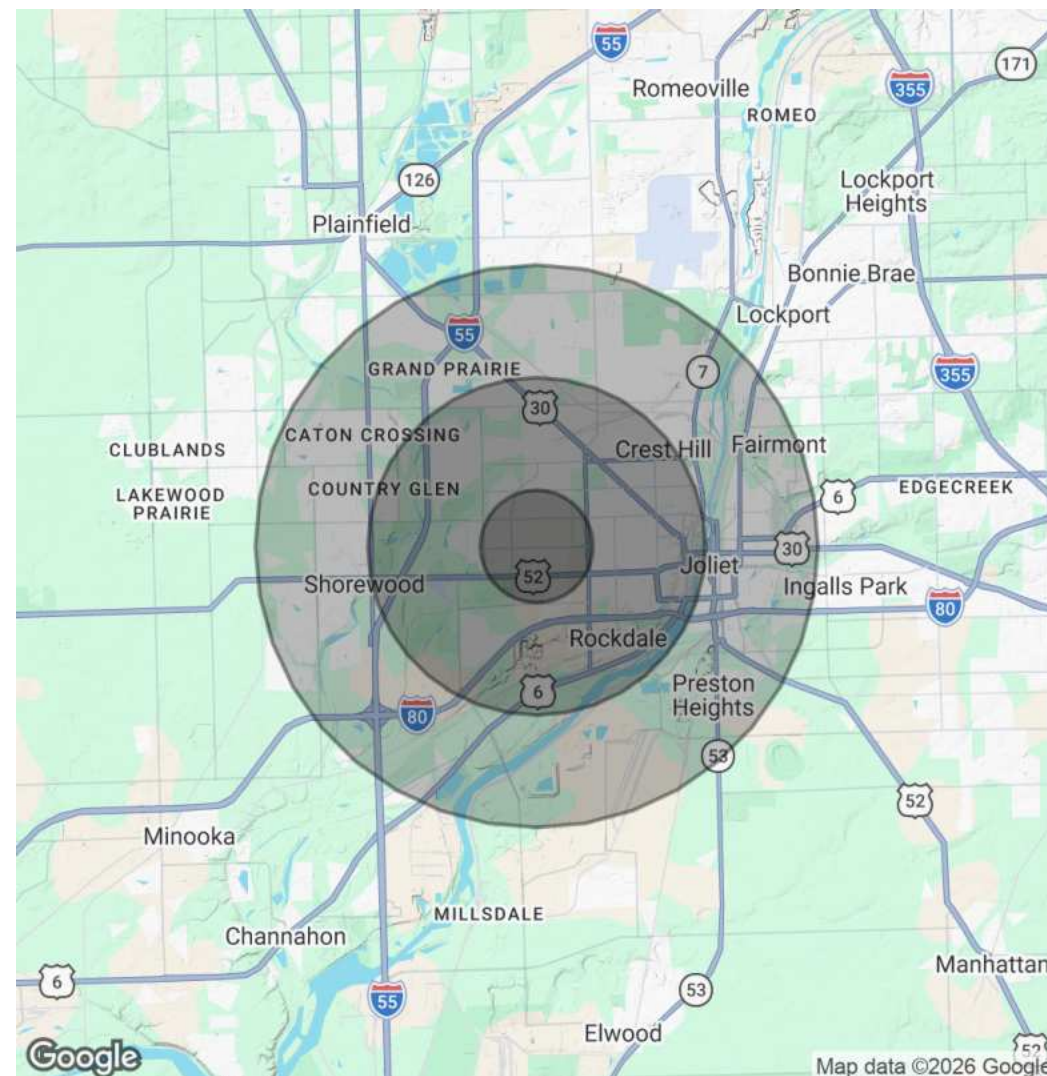
Demographics



Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,489	84,846	165,418
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	5,321	32,957	59,752
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$86,417	\$88,870	\$97,211
Average House Value	\$270,451	\$245,846	\$251,408
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.5%	34.3%	34.6%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,609	42,971	82,482
% White	52.9%	50.6%	49.9%
Total Population - Black	2,348	13,578	27,338
% Black	18.8%	16.0%	16.5%
Total Population - Asian	256	1,569	3,410
% Asian	2.0%	1.8%	2.1%
Total Population - Hawaiian	1	19	44



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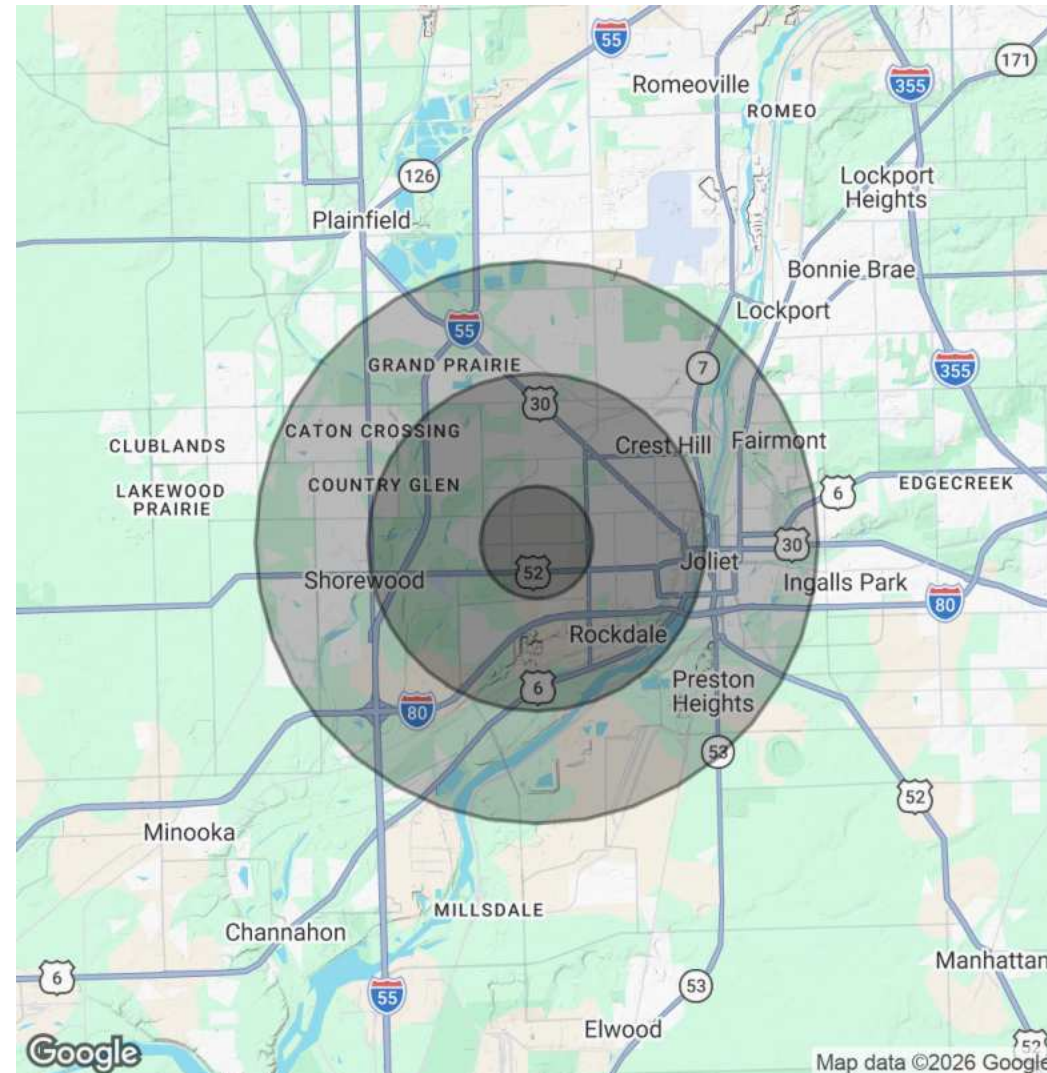
Demographics Map & Report

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% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	98	837	1,700
% American Indian	0.8%	1.0%	1.0%
Total Population - Other	1,578	13,267	26,358
% Other	12.6%	15.6%	15.9%

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Glenwood Ave & Larkin Ave	8,600/day		

2020 American Community Survey (ACS)



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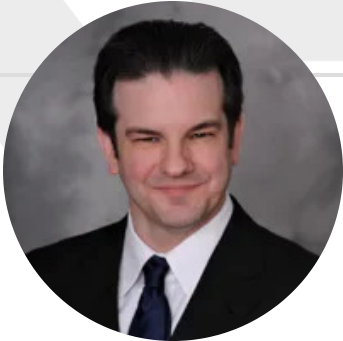
Section 4

Advisor Bios



Randolph Taylor

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RANDOLPH TAYLOR, CCIM

Advisor, Vice President

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Direct: **630.474.6441**

IL #475.142701

PROFESSIONAL BACKGROUND

Randolph Taylor, MBA, CCIM, is a Vice President an Investment Sales Broker with eXp Commercial - Chicago. 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, 2439 Glenwood offers the flexibility, condition, and visibility to support your business or investment goals.



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