



FEATURES:

- 18,923 Sq. Ft. building situated on 36,939 Sq. Ft. site
- Masonry construction with built-up/flat roof
- Forced Air
- Zoned B-1; Central Business District
- 72' x 171' parking lot behind building, plus 97' x 144' lot next to building
- Additional income from Enterprise Car Rental; financial information and rent roll available upon request
- Sale Price: \$1,600,000

CONTACT:

Larry Krup

larry@malooftcom.com

p. 309 693.3000

f. 309 693.3336

Maloof Commercial Real Estate Company

2411 W. Cornerstone Court, Peoria, Illinois 61614

malooftcommercial.com

LEASING DETAILS

<u>Suite #</u>	<u>Avail. SF</u>	<u>Lease Rate</u>	<u>Amenities</u>
300	+/- 2,024	\$2,200/mo.	Reception & secretarial space; 5 private offices & kitchen area
302	+/-400	\$395/mo.	2 rooms
Garden Level Suites - Recently Rennovated			
10	+/- 340	\$250/mo.	
12	+/- 258	\$250/mo.	Large 1-room office w/ ceramic tile on GL
14	+/- 580	\$495/mo.	Reception; office & small storage on GL
16	+/- 262	\$250/mo.	Large 1-room office on GL

NOTE: All leases are triple net. Smaller suites may be combined.

