


# PEORIA HEIGHTS EXECUTIVE OFFICE BUILDING

“Old Pabst Building”



**kw** PREMIER  
REALTY  
KELLERWILLIAMS®

Each office is independently owned and operated

JULIE  BIELFELDT

**JULIE BIELFELDT**, BROKER  
c: 309.360.6686  
e: julie.bielfeldt@kw.com

# OFFICE SPACE FOR LEASE

## 4541 N PROSPECT RD | PEORIA HEIGHTS, IL 61616

### PROPERTY OVERVIEW

A 45,756 square foot, multi-tenant, professional office building located in the Peoria Heights Central Business District.

#### The Then

The Old Pabst Building has a rich history dating back to 1948 when it was built to house the Executive Offices for Pabst Brewing Company. Sadly, the brewery closed in early January 1982 and what followed was a series of lows and highs, abandonment to reclamation.

#### The Now

In January of 2019, the KDB Group purchased this wonderful landmark. The new ownership's priority is to highlight, restore, and honor its heritage while re-envisioning the property for the modern day.

### PROPERTY HIGHLIGHTS

- Exclusive Parking for tenants and their clients in addition to public curbside parking at the front entrance (Prospect Road), the side and back of the building.
- Highly visible location in the heart of downtown Peoria Heights.
- Restaurants, shops, and businesses steps away from the front door.
- Minutes from IL Route 29, IL Route 116, and Route 24.
- Less than a mile from Highway 150/War Memorial Drive.
- Common Area Restrooms on all levels.
- Passenger elevator and freight elevator access.

### OFFER SUMMARY


Available Square Feet:	473 - 2,955 Square Footage	
Lease Rate:	\$6.00 - \$16.00 SF/YR (NNN)	
Building Size:	45,756 Square Feet	
Lot Size:	1.76 Acres	
Zoning:	B-4	
Nearest Highways:	I-74	3.7 Miles
	Highway 150	Less than one mile
Nearest Airport:	Peoria International Airport 12.7 Miles	

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,560	24,600	54,990
Total Population:	7,220	56,019	131,590
Average HH Income:	\$64,069	\$66,450	\$64,840



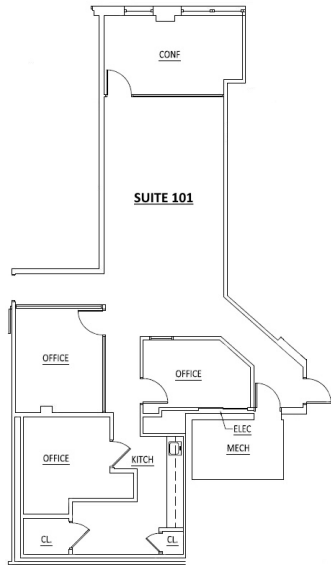
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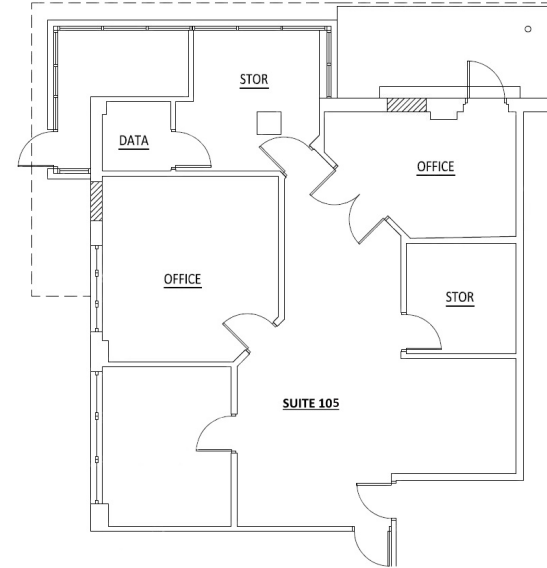
### SUITE 101

Available Square Feet: 1,345 Square Footage

Lease Rate: \$16.00 SF/YR (NNN)

Note: Can be combined with adjoining Suite 105

- Features:
- Open Office Area
  - 2-3 Private Offices
  - Conference Room
  - Kitchen/Breakroom
  - Storage Closets



### SUITE 105

Available Square Feet: 1,330 Square Footage

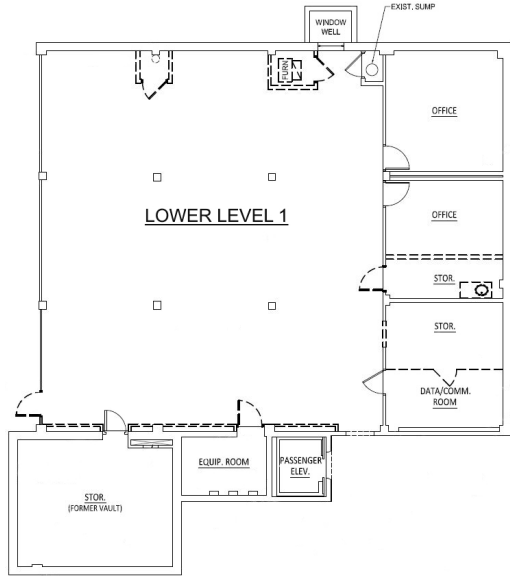
Lease Rate: \$16.00 SF/YR (NNN)

Note: Can be combined with adjoining Suite 101

- Features:
- Private Exterior Entrance and Foyer
  - Open Office Area
  - 3 Private Offices
  - 1 Executive Office
  - Open Conference Room
  - Date/Storage Room

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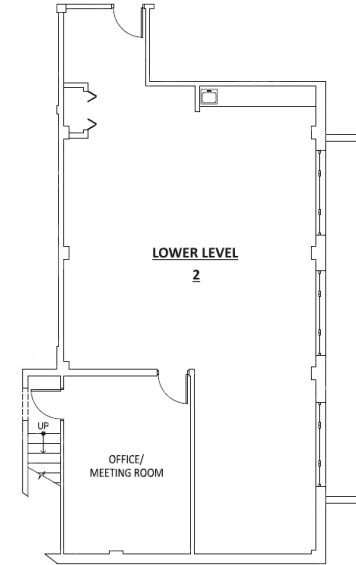


## LOWER LEVEL 1

Available Square Feet: 2,955 Square Footage

Lease Rate: \$6.00 SF/YR (NNN)

- Features:
- Entrance of suite is directly off of common lobby with both passenger elevator and main stairwell
  - Plumbing available for future kitchenette build out



## LOWER LEVEL 2

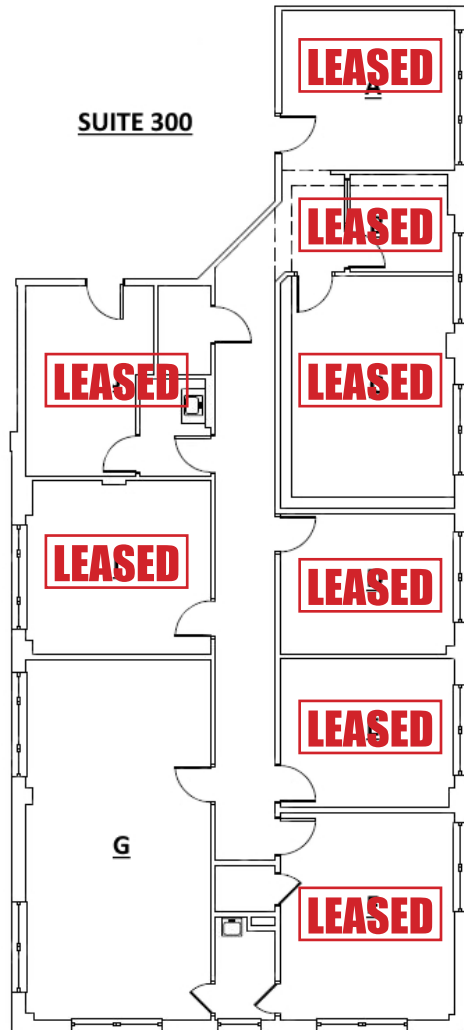
Available Square Feet: 1,356 Square Footage

Lease Rate: \$8.00 SF/YR (NNN)

- Features:
- Entrance of suite is directly off of common lobby with both passenger elevator and main stairwell
  - Extra-large windows with deep window well provides natural light
  - Separate back stairs and access to exterior
  - Plumbing available for future kitchenette build out

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SUITE 300	<u>A</u>	<u>B</u>	<u>G</u>	<u>J</u>
Square Footage:	193	60	473	156
Lease Rate:	\$16 SF/YR (NNN)			
Other Inclusions:	Utilities Included			


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