

CENTRAL PEORIA OFFICE BUILDING

3100 N KNOXVILLE AVE - PEORIA

Joseph & Camper
COMMERCIAL



FOR LEASE:

343 - 1500 SF OFFICE SPACE
\$500 - 2600 P/MO

PROPERTY FEATURES

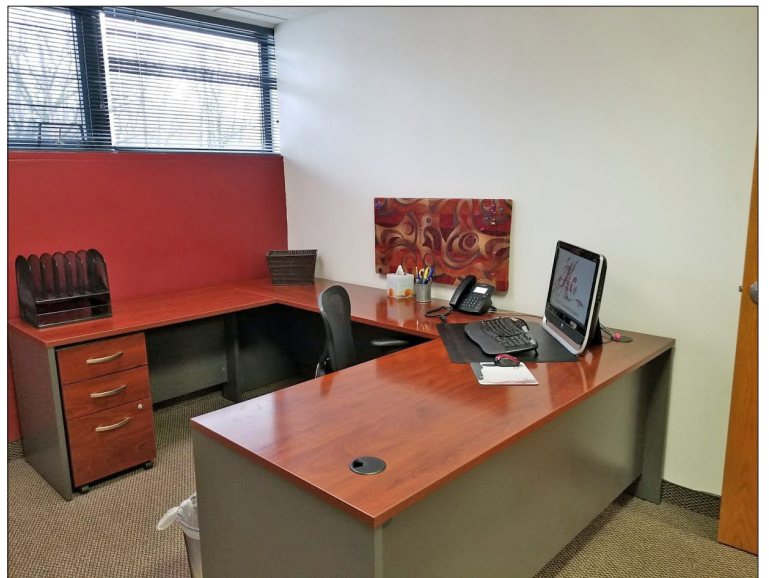
- Great location at corner of Knoxville & Forrest Hill.
- Building has been fully renovated and is in excellent condition.
- Available office space on 2nd level and in lower level.
- Large conference room with flat screen, internet, and kitchenette available for tenants' use.
- Competitive rental rates that include utilities.
- Building is serviced w/elevator and ADA compliant.
- City bus stops on corner of Forrest Hill & Knoxville.
- Fiber optics available.
- Workout room and locker room with showers available to tenants.
- Lower level has common area waiting room & kitchenette.



CENTRAL PEORIA OFFICE BUILDING

3100 N KNOXVILLE AVE - PEORIA

Joseph & Camper
COMMERCIAL

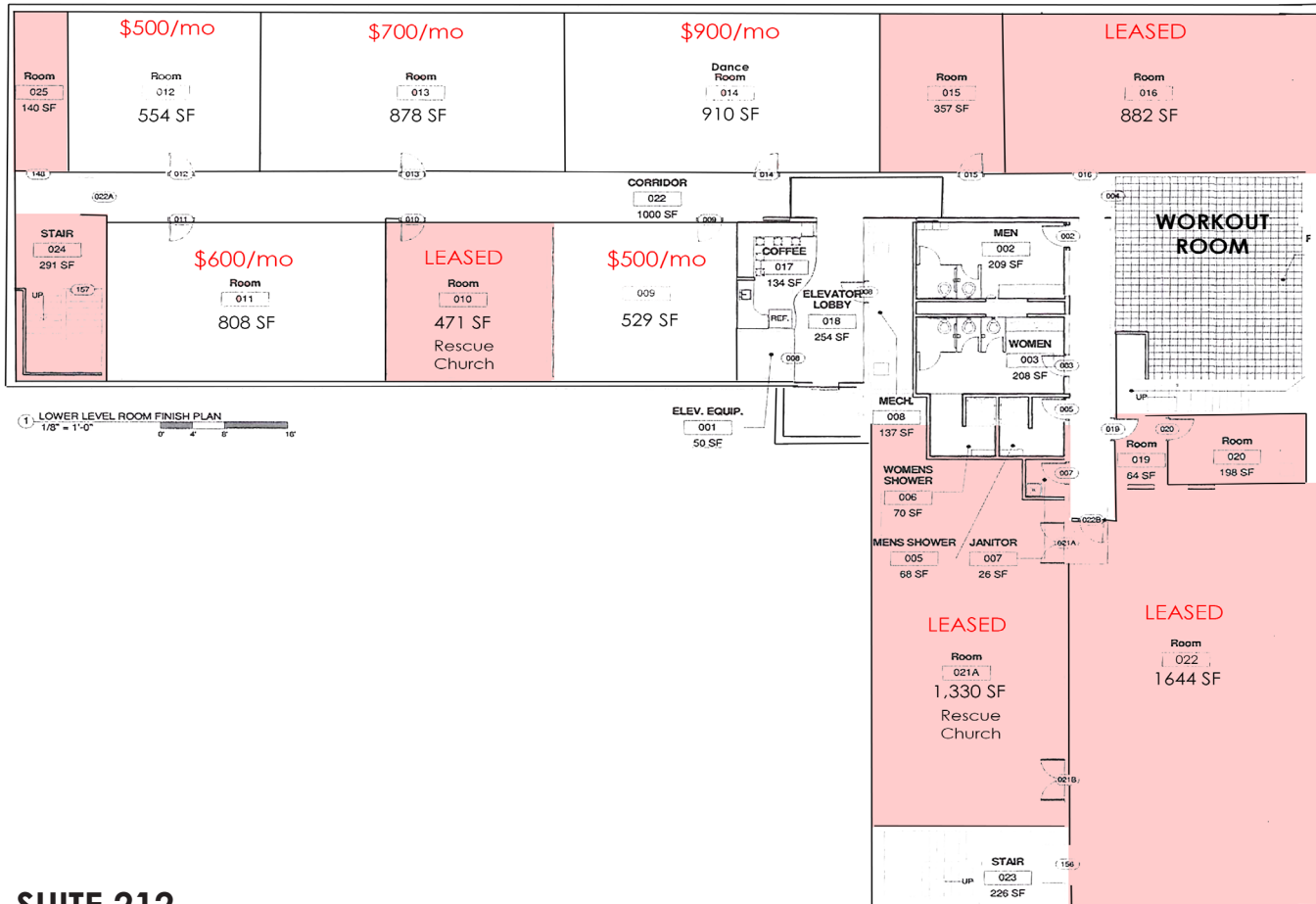


CENTRAL PEORIA OFFICE BUILDING

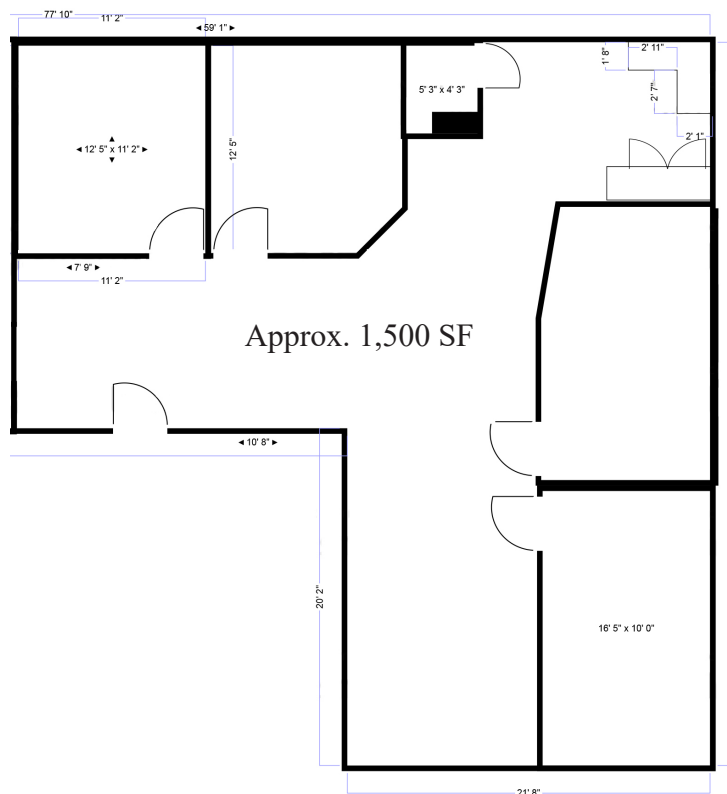
3100 N KNOXVILLE AVE - PEORIA



LOWER LEVEL



SUITE 212



CENTRAL PEORIA OFFICE BUILDING

3100 N KNOXVILLE AVE - PEORIA



PROPERTY DETAILS

CONSTRUCTION TYPE BRICK

ZONING OFFICE/CN

PARKING 125 SPACES

LOT SIZE 1.45 ACRES

YEAR BUILT 1954

YEAR RENOVATED 2010

LEASE TYPE FULL SERVICE GROSS

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE
009	529 SF	\$500 p/m
011	808 SF	\$600 p/m
012	554 SF	\$500 p/m
013	878 SF	\$700 p/m
014	910 SF	\$900 p/m
203	542 SF	\$700 p/m
207	400 SF	\$500 p/m
209	350 SF	\$600 p/m
212	1500 SF	\$1500 p/m
214	343 SF	\$600 p/m
217	600 SF	\$900 p/m

Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

WWW.JOSEPHCAMPER.COM