



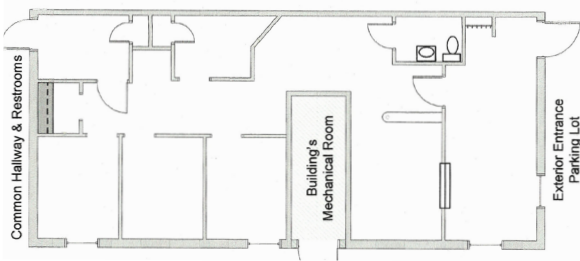
- Two story brick building in North Peoria with several units of varying sizes available for lease
- Highly visible building located at the busy intersection of University St and Pioneer Parkway with traffic counts of approximately 35,600 cpd
- Flexible floor plan with competitive rental rates
- Abundant free parking available
- Numerous retailers and restaurants nearby
- Lift available in lobby for handicap accessibility to second floor



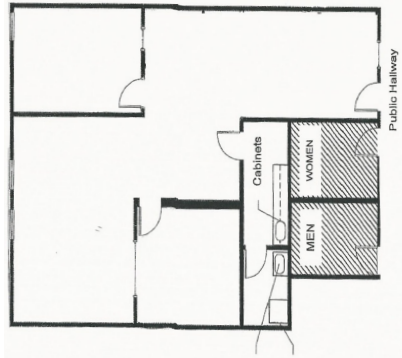
Will Hayes

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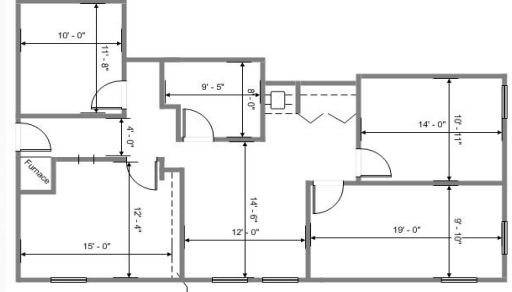
Suite 101 • 1,050 SF



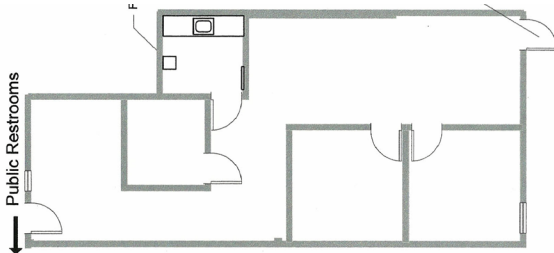
Suite 108 • 1,490 SF



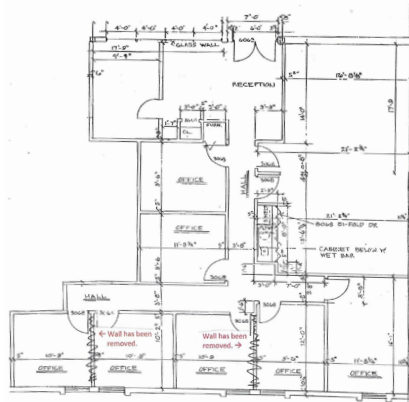
Suite 207 • 1,150 SF



Suite 103 • 1,020 SF



Suite 201 • 2,125 SF

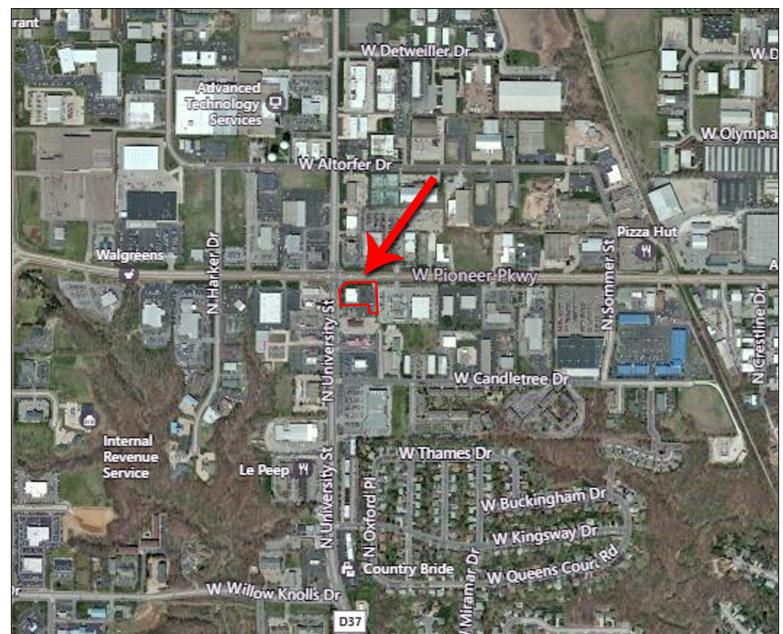


Suite 202 • 860 SF
SUITE 204 • 900 SF
COMBINED • 1,760 SF



Property Details

PROPERTY TYPE	OFFICE	
YEAR BUILT	1978	
BUILDING SIZE	18,000 SF	
PARKING	FREE ON-SITE	
AVAILABLE	UNIT SIZE	PRICE & LEASE TYPE
UNIT 101	1,050 SF	\$8.00 PSF NNN
UNIT 103	1,020 SF	\$9.00 PSF NNN
UNIT 108	1,490 SF	\$9.00 PSF NNN
UNIT 201	2,125 SF	\$7.00 PSF NNN
UNIT 202	860 SF	\$7.50 PSF NNN
UNIT 204	900 SF	\$7.50 PSF NNN
UNIT 202&204	1,760 SF	\$7.00 PSF NNN
UNIT 207	1,150 SF	\$7.50 PSF NNN
NNN AMOUNT	\$4.71 PSF	



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