

WOODRIDGE PROFESSIONAL BUILDING

2619 W HEADING AVE - WEST PEORIA

Joseph & Camper
COMMERCIAL



FOR LEASE:

Multiple Small Spaces Available
\$100 - \$1,400 Per/month

PROPERTY FEATURES

- Professional office building located on a five acre wooded setting.
- Woodridge Professional Building is 18,206 sq ft with multiple office suites available for lease.
- Suites range from 60 sq ft up to 940 sq ft.
- One of the only office buildings in Peoria that can offer a variety of small office spaces for small business owners.
- Fully equipped kitchen available for lease on the lower level.



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- Woodridge features quality construction and design including crystal chandeliers, wood crown, a tile roof, and beautifully restored original terrazzo floors among many other beautiful features.
- The rich historical heritage of this building has been wonderfully maintained and restored.
- Woodridge is an extremely unique building that is designed to provide a stress free environment for service oriented businesses.
- Unique features of available spaces include fireplaces, commercial kitchen and kitchettes and private restrooms with some spaces.
- New geothermal HVAC system was installed in 2017.
- All new electrical service with 3 phase available.
- Unit 105 offers a fully equipped kitchen space with a Vulcan Commercial Stove, a True refrigerator, SS prep table, 3 hole sink with sprayer, SS hand washing sink, Ansul hood system and a grease trap.



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Lower Level - Suites Available

Suite	Sq Ft	Dimensions	Rate
100	459.2	16 x 28.7	\$500.00
101	253.75	(20.5 x 16) + (5.5 x 13.5)	\$250.00
103-105	817.5	* KITCHEN SPACE & 9 x 11.5	\$1100.00
111	318.04	(24.8 x 12.3) + 13	\$400.00



Main Floor - Suites Available

Suite	Sq Ft	Dimensions	Rate
205	496	31 x 16	\$700.00
206	106.47	11.83 x 9	\$300.00
208	114	12 x 9.5	\$300.00
217	242.55	(15 X 16.17) + (3 X 4)	\$450.00
218	519.75	(28.5 x 17.5) + 21	\$700.00
222-225	940.89	see layout	\$1,400.00



2nd Floor - Suites Available

Suite	Sq Ft	Dimensions	Rate
315	152.25	14.5 x 10.5	\$300.00
316	129.25	(8.5 x 14.5) + (1.5 x 4)	\$300.00
318	560.25	18 x 30	\$700.00



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PROPERTY DETAILS

PROPERTY TYPE	OFFICE
BUILDING SIZE	18,206
SPACE AVAILABLE	SEE CHART ON PG 3
YEAR BUILT	1937
LOT SIZE	5.06 AC
LEASE TYPE	MODIFIED GROSS
LEASE RATE	\$100-\$1,400 PER MONTH



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