

NORTH PEORIA ASSOCIATES

7707 N. Knoxville, Peoria, IL



Highlights

DEVELOPMENT:

OFFICE: 34,000+ SF

AVAILABLE:

- SUITE 104: 3,500+ SF
- SUITE 105: 1,600+ SF
- SUITE 106: 2,200+ SF
- SUITE 201: 11,000+ SF

FOR MORE INFORMATION:

Kenneth Diana

O: 309.999.1720

M: 815.621.2255

kdiana@cullprop.com

Overview

North Peoria Associates is a highly visible office building located in north Peoria.

- Available spaces:
 - Suite 104 - 3,508 SF with private entry, welcoming reception area, 2 large work spaces, 4 private offices and a kitchen/break room
 - Suite 105 - 1,659 SF fully furnished suite with private entry, office and open concept floor plan
 - Suite 106 - 2,208 SF with large open area, kitchen, storage and 2 private offices
 - Suite 201 - 11,010 SF fully furnished suite with multiple private entries, welcoming reception, 2 large conference rooms, 10+ private offices and a kitchen/break room
- Key tenants include Chase Bank and OSF
- Great north Peoria location, close to retail and business corridor along Knoxville Avenue and Pioneer Parkway
- Close proximity to area businesses that include Starbuck's, Mt. Hawley Country Club and several shopping plazas
- 41,990 SF Class A office building with open and welcoming foyer
- Traffic count: 31,750 vehicles per day
- 210 available parking spaces



**7707 NORTH
KNOXVILLE**







**OSF
CHASE**

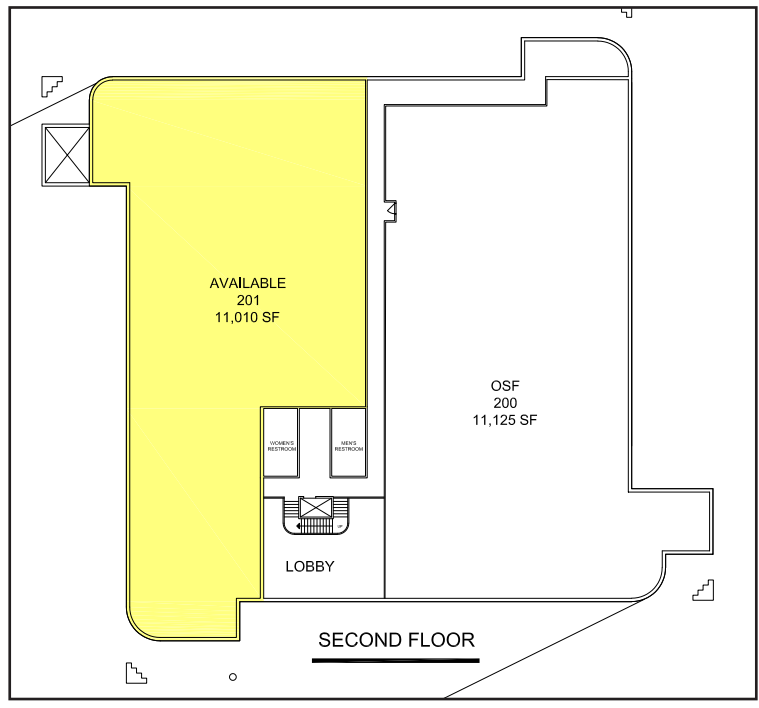
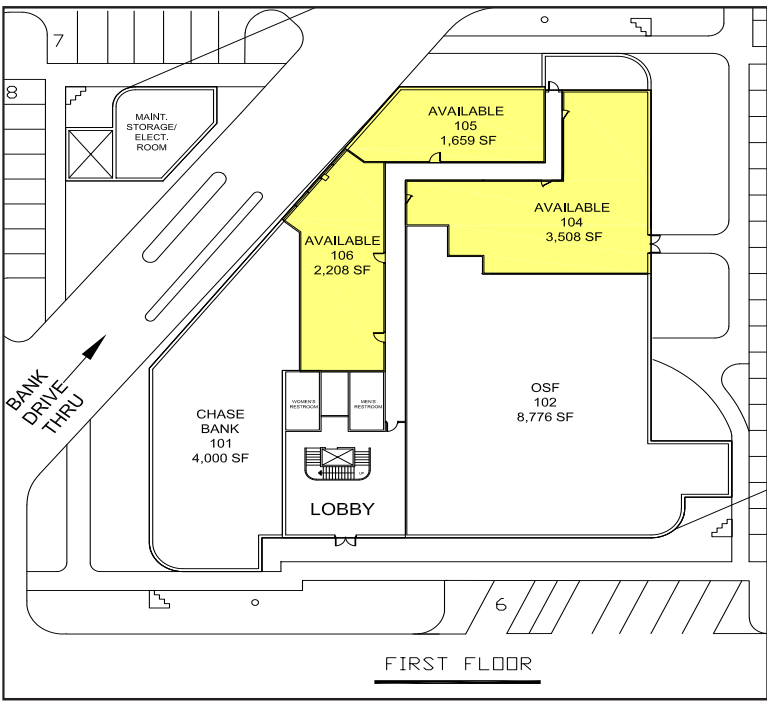
W. PIONEER PARKWAY 21,250 VPD

N. KNOXVILLE AVE 31,750 VPD

W. TRAIL CREEK DR.

DEMOGRAPHICS

3 Mile Radius		5 Mile Radius		10 Mile Radius	
POPULATION	AVG. INCOME	POPULATION	AVG. INCOME	POPULATION	AVG. INCOME
 38,091	 \$100,066	 96,422	 \$90,633	 202,847	 \$83,342



Cullinan Properties, Ltd. has a direct or indirect interest on some portions of this project and as provided by state law cannot be the agent for any buyer or tenant or prospective buyer or tenant. Cullinan Properties, Ltd. and its agents will only provide ministerial acts in showing or providing information to any buyer or tenant or prospective buyer or tenant concerning this property.

7/20

