KELLER STATION

DEVELOPMENT

FOR LEASE

6035 N KNOXVILLE , PEORIA, IL 61614



OFFERING SUMMARY

Available SF:	147 SF - 10,490 SF
Lease Rate:	VARIES
Lot Size:	7.09 Acres
Building Size:	VARIES
Zoning:	COMMERCIAL
Year Built:	1936

PROPERTY OVERVIEW

BE A PART OF A THIS HISTORICAL DEVELOPMENT IN THE HEART OF PEORIA. THIS 7 ACRE CORNER PROPERTY, LOCATED WITHIN AN ENTERPRISE ZONE, IS A PRIME LOCATION WITH 9 DIFFERENT BUILDINGS TO SUIT ANY AND ALL OF YOUR NEEDS WITH AMAZING SPACE FOR A MIX OF BUSINESS TYPES (OFFICE, RETAIL, AND RESTAURANT) WILL MAKE THIS A PERFECT ENVIROMENT FOR YOUR BUSINESS! KELLER STATION PROVIDES DIRECT ACCESS TO THE ROCK ISLAND TRAIL AS WELL AS DONOVAN PARK! DO NOT MISS OUT ON THIS ONE OF A KIND OPPORTUNITY TO LOCATE WITHIN A GREAT NEW DEVELOPMENT IN THE HEART OF PEORIA.

PROPERTY HIGHLIGHTS

- LOCATED ALONG KNOXVILLE AVENUE - HIGH TRAFFIC COUNT!
- CORNER LOT AT STOPLIGHT
- SPACE TO FIT ANY NEED (MIXED USE)
- LOCATED IN AN ENTERPRISE ZONE
- DIRECT ACCESS TO ROCK ISLAND TRAIL AND DONOVAN PARK

LOCATION OVERVIEW

NORTH ON KNOXVILLE LEFT ON NORTHMOOR LEFT INTO COMPLEX

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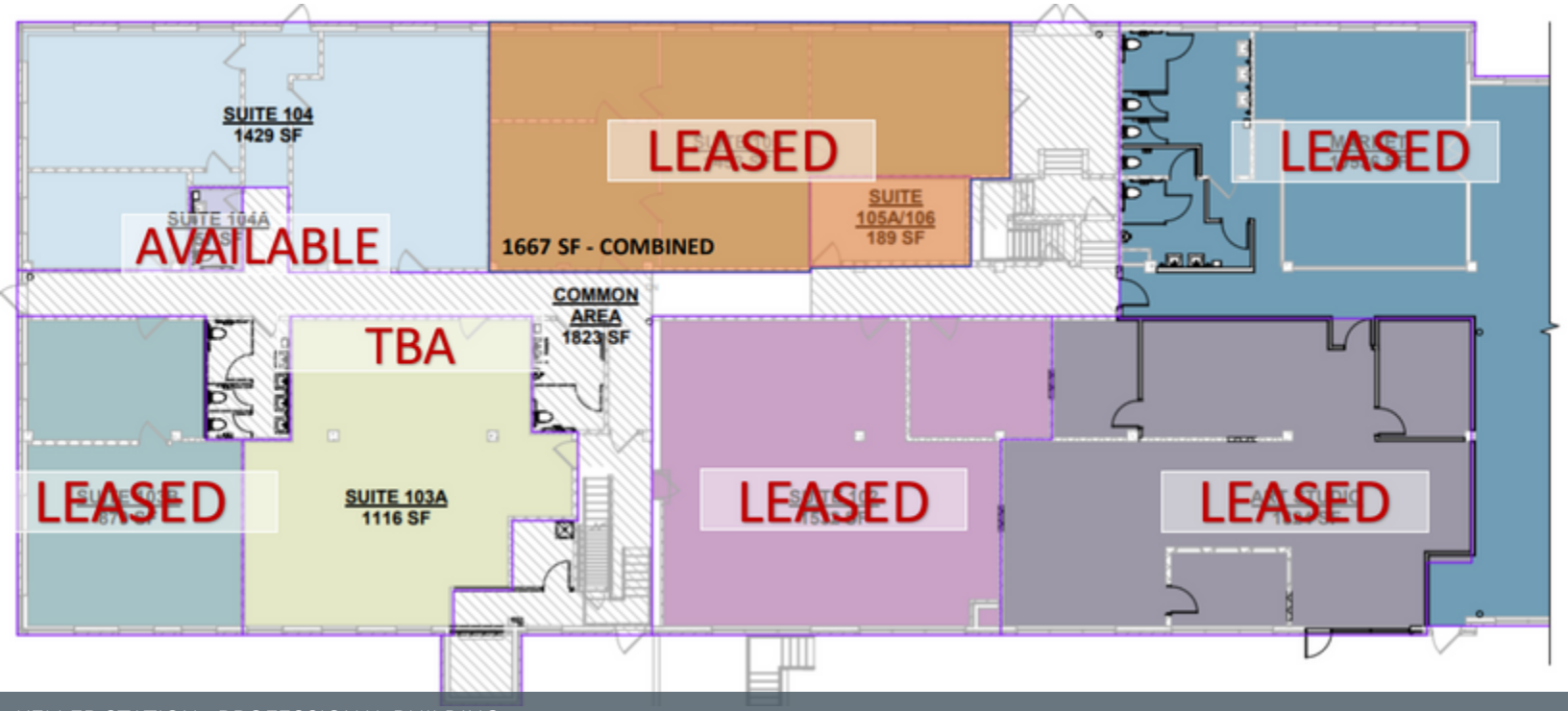


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KELLER STATION - PROFESSIONAL BUILDING

BUILDING 1 FLOOR 1

BUILDING 1 IS CURRENTLY UNDER RENOVATION AND IS TARGETED TO BE COMPLETED IN LATE FALL 2020. BUILDING 1 OFFERS COMMON AREA RESTROOMS AND INDIVIDUAL SUITES. THE LOBBY OF BUILDING 1 HAS AN ART DECO DESIGN WITH TERAZZO FLOOR AND A BEAUTIFUL ORIGINAL ART DECO RAILING. BUILDING 1 ALSO OFFERS DIRECT INSIDE ACCESS TO BUILDING 2 WHICH IS THE FUTURE HOME OF THE KELLER STATION INDOOR MARKET AS WELL AS TO CXT ROASTING COMPANY (AKA INSIDE ACCESS TO COFFEE :)) AND MULTIPLE ENTRANCES AROUND THE BUILDING TO ACCESS THE PARKING LOT AND DRIVE LANES.

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SUITE	SF	AVAILABILITY	LEASE RATE SF/YR	TENANT
102A	1,804 SF	LEASED		THE ROTHAN GROUP - EXP REALTY
102B	1,504 SF	LEASED		CMFS, INC.
103A	1,117 SF	LEASED	$16.00	HOLMES MURPHY (COMING FALL 2021)
103B	837 SF	LEASED		CLARK & MEISS GROUP
104	1,530 SF	AVAILABLE	$17.00	CORNER SUITE WITH PRIVATE RESTROOM - AVAILABLE
105	2,278 SF	LEASED		MILLER TITLE COMPANY

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BUILDING 1 FLOOR 2 - MICROSUITES & PRIVATE SUITES AVAILABLE

SECOND FLOOR SUITES ARE LISTED BELOW AND SHOWN ABOVE. BUILDING IS CURRENTLY UNDER RENOVATION AND TARGETED TO BE COMPLETED IN THE SPRING OF 2021.

TURN KEY OFFICE SPACE INSIDE KELLER STATION. LOCATED ON THE 2ND FLOOR OF BUILDING 1. EASY ACCESS TO THE INDOOR MARKET, CXT COFFEE, AND OTHER TENANTS AND SERVICES. ALL UTILITIES (INCLUDING INTERNET) PROVIDED AS WELL AS PRINTING SERVICES. COMMUNITY BATHROOMS, KITCHENETTE, AND COLLABORATION WELLNESS LOUNGE. NATURAL LIGHT FROM LARGE WINDOWS AND NATURAL LED LIGHTING. ALL FLOORING AND FINISHING INCLUDED.

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SUITE	SF	AVAILABILITY	ALL-IN RENT (BASE RENT, NNN & UTILITIES)	TENANT
200	1200 SF	AVAILABLE		THE KIM GROUP
201A	311 SF	AVAILABLE	$1,155.18 ($997.28 BASE)	AVAILABLE
201B	369 SF	AVAILABLE	$1,370.61 ($1,183.26 BASE)	AVAILABLE
202	4,393 SF	AVAILABLE	$10,213.02 ($7,982.59 BASE)	AVAILABLE
203A	150 SF	AVAILABLE	$509.06 ($432.90 BASE)	AVAILABLE
203B	165 SF	AVAILABLE	$559.97 ($476.19 BASE)	AVAILABLE
203C	128 SF	AVAILABLE	$420.72 ($355.73 BASE)	AVAILABLE
203D	150 SF	AVAILABLE	$525.09 ($448.93 BASE)	UNDER LOI
203E	140 SF	AVAILABLE	$505.05 ($433.97 BASE)	AVAILABLE
203F	118 SF	AVAILABLE	$509.19 ($392. 82 BASE)	AVAILABLE
204A	150 SF	AVAILABLE	$476.99 ($400.83 BASE)	UNDER LOI
204B	155 SF	AVAILABLE	$492.89 ($414.20 BASE)	UNDER LOI
204C	296 SF	LEASED		LEASED
204D	150 SF	LEASED		LEASED
204E	185 SF	LEASE	$509.19 ($415.26 BASE)	UNDER LOI
204F	175 SF	LEASED		LEASED
204G	220 SF	LEASED		LEASED
204H	145 SF	LEASED		LEASED
204I	153 SF	UNDER LOI	$421.12 ($343.43 BASE)	LEASED

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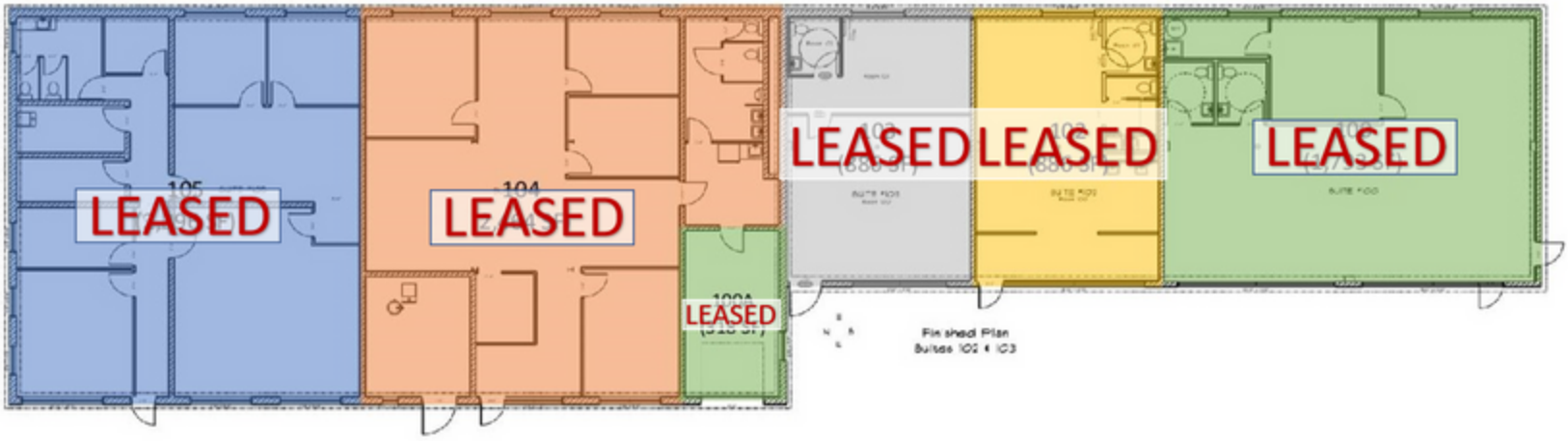


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BUILDING 3 & 4

BUILDINGS 3 & 4 ARE CURRENTLY COMPLETED AND SPACE WILL BE AVAILABLE IN LATE FALL 2020 AS THE KIM GROUP IS MOVING TO THE SECOND FLOOR OF BUILDING 1.

AVAILABLE SPACES

SUITE	SF	AVAILABILTY	LEASE RATE	TENANT
100 & 100A	2,111 SF	LEASED		BONES BURGERS AND CUSTARD
102	886 SF	LEASED		HUE SALON
103	886 SF	LEASED		HELLO HEADBAND
104	2,212 SF	LEASED		FLAT BRANCH HOME MORTGAGE
105	2,396 SF	LEASED		INSPIRED MATERNITY

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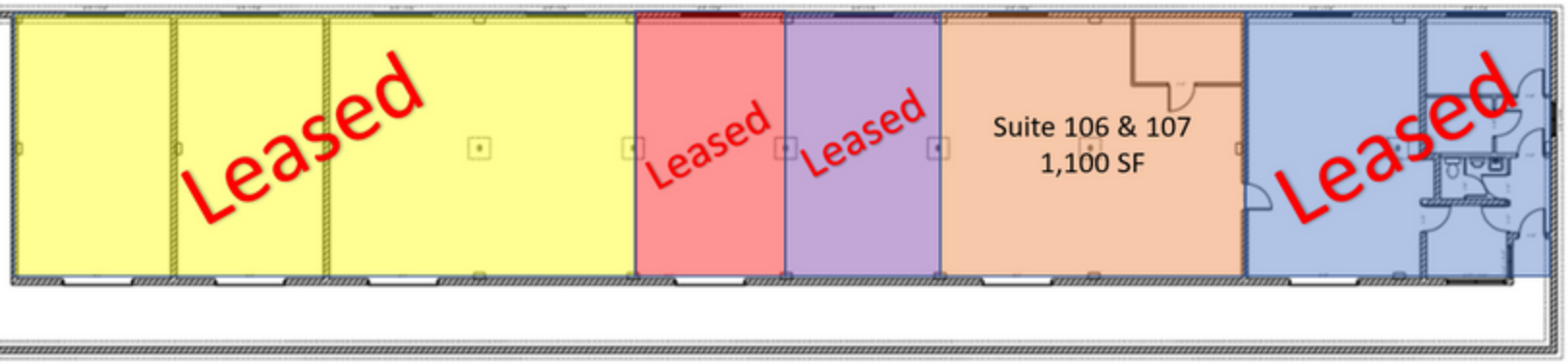


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BUILDING 5

BUILDING 5 IS TERMED THE "DOCK BUILDING" WITHIN KELLER STATION AND OFFERS A UNIQUE EXPERIENCE TO BE ELEVATED AND LOOK OUT UPON DONOVAN PARK AND OFFERS A BOARD WALK LIKE FEEL ENTRY INTO PRIVATE SUITES. BUILDING 5 IS TARGETED TO BE REDEVELOPED IN MID 2020 AND READY TO GO IN FALL/WINTER OF 2020. THIS COULD SPEED UP WITH TENANT DEMAND

SUITE	SF	AVAILABILITY	LEASE RATE	TENANT
101	1,745 + 570 SF	LEASED	$16.00	TO BE ANNOUNCED
102	1,275 SF	LEASED	$16.00	TO BE ANNOUNCED
103	600 SF	LEASED	$16.00	TO BE ANNOUNCED
104	1,100 SF	LEASED	$16.00	TO BE ANNOUNCED
105	1,145 SF	LEASED	$17.00	TO BE ANNOUNCED
106 & 107	1,100 SF	AVAILABLE	$17.00	AVAILABLE

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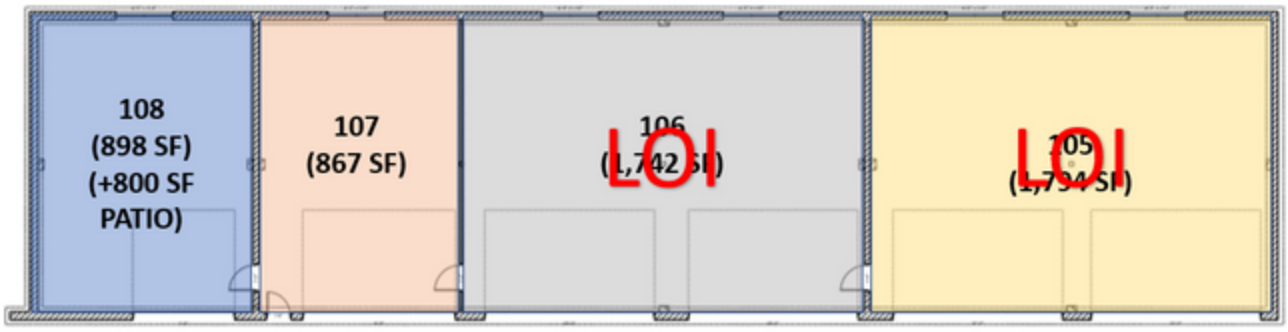


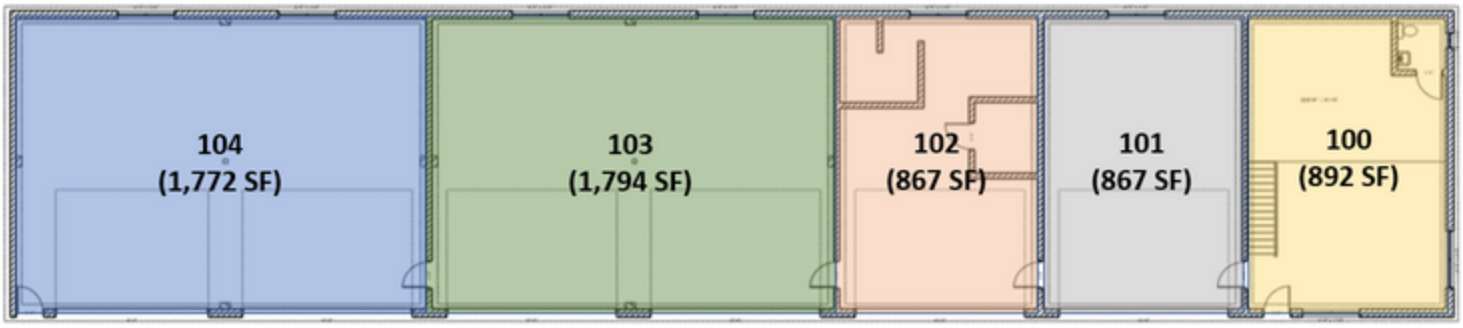
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SUITE	SF	AVAILABILITY	LEASE RATE	TENANT
SEE NEXT PAGE FOR SUITE LIST				

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SUITE	SF	AVAILABILITY	LEASE RATE	TENANT
100	892 SF + PATIO POTENTIAL	AVAILABLE	$18.00	
100 & 101	1,759 SF	AVAILABLE (COMBINED)	$18.00	
101	867 SF	AVAILABLE	$18.00	
102	867 SF	AVAILABLE	$17.00	
103	1,794 SF	AVAILABLE	$17.00	
104	1,772 SF	AVAILABLE	$17.00	
105	1,794 SF	UNDER LOI	$17.00	TO BE ANNOUNCED
106	1,742 SF	UNDER LOI	$17.00	TO BE ANNOUNCED
107	867 SF	AVAILABLE	$18.00	
108	898 + 800 SF PATIO	AVAILABLE	$18.00	
107 & 108	1,765 SF + 800 SF PATIO	AVAILABLE	$18.00	
108	898 + 800 SF PATIO	AVAILABLE	$18.00	

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MICROSUITE INSPIRATIONAL IMAGES

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INSPIRATIONAL IMAGES



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