



EXECUTIVE SUMMARY

THE BLOCK

FOR LEASE

1009 SW WASHINGTON STREET, PEORIA, IL 61602



OFFERING SUMMARY

Available SF:	500 - 28,800 SF
Lease Rate:	\$4.00 - 12.00 SF/yr + (\$3.00 SF/yr NNN)
Lot Size:	1.98 Acres
Building Size:	76,850 SF
Zoning:	COMMERCIAL
Number of Stories:	3

PROPERTY OVERVIEW

Exclusive redevelopment located in the Peoria's Historic Downtown Warehouse District. Multiple unique, hip, urban spaces available in all sizes from 500 - 28,800 SF. Pre-leasing happening now! Do not miss out on the opportunity to locate your business in Peoria's Historic Downtown Warehouse District.

PROPERTY HIGHLIGHTS

- 76,850+ SF building footprint
- Three (3) floors
- ADA Accessible
- 5 - 10 year leases available
- Architecture compliments the surrounding streetscape of Peoria's Historic Downtown Warehouse District
- Parking - exclusive parking for tenants and visitors as well as public parking spaces
- Dock door and Drive-up overhead doors available to suites for easy loading

LOCATION OVERVIEW

Located in the redeveloping Peoria Downtown Warehouse District

KATIE KIM

309.693.9900

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AVAILABLE SPACES

THE BLOCK

FOR LEASE

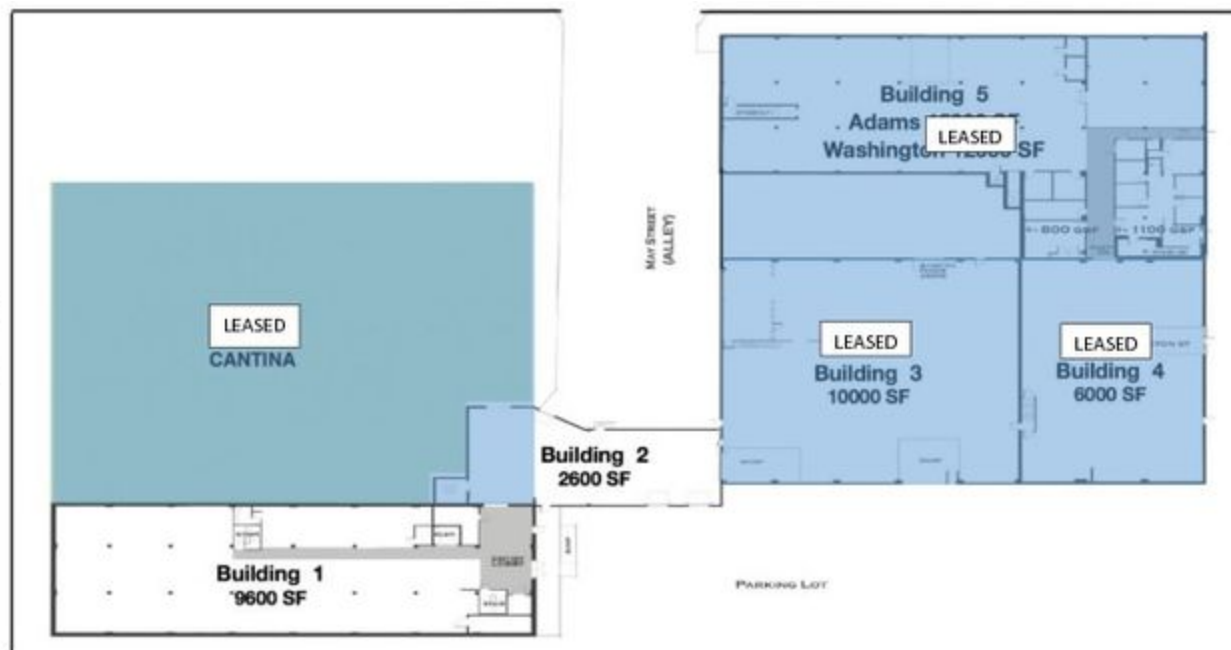
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LEASE TYPE | \$3.00 SF/YR NNN; \$3.00 SF/yr NNN

TOTAL SPACE | 500 - 28,800 SF

LEASE TERM | 60 months

LEASE RATE | \$4.00 - \$12.00 SF/yr



SPACE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE	
1005 SW Washington Street	Available	2,300 SF	\$3.00 SF/yr NNN	\$6.00 SF/yr	FLEX SPACE
1014 SW Adams Street	Available	500 SF	\$3.00 SF/YR NNN	\$4.00 - \$12.00 SF/yr	FLEX SPACE
1014 SW Adams Street	Available	1,000 SF	\$3.00 SF/yr NNN	\$4.00 - \$12.00 SF/yr	FLEX SPACE
1014 SW Adams Street	Available	3,000 SF	\$3.00 SF/yr NNN	\$4.00 - \$12.00 SF/yr	FLEX SPACE
1014 SW Adams Street	Available	9,600 SF	\$3.00 SF/yr NNN	\$4.00 - \$12.00 SF/yr	FLEX SPACE

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ADDITIONAL PHOTOS

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RETAILER MAP

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