



KELLER STATION

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 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 ENVIRONMENT 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

KATIE KIM

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MICROSUITE INSPIRATION

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INSPIRATIONAL IMAGES



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BUILDING 1 FLOOR 2

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

TURN KEY OFFICE SPACE INSIDE KELLER STATION. LOCATED ON THE 2ND FLOOR OF BUILDING 1. EASY ACCESS TO THE KELLER STATION TERMINAL RESTAURANTS, CXT COFFEE, AND MANY OTHER TENANTS AND SERVICES. ALL UTILITIES (INCLUDING INTERNET) PROVIDED AS WELL AS PRINTING AND SHREDDING SERVICES, COMMUNITY BATHROOMS, KITCHENETTE, AND COLLABORATION WELLNESS LOUNGE. NATURAL LIGHT FROM LARGE WINDOWS, MODERN GLASS WALLS AND LED LIGHTING. ALL FLOORING AND FINISHING INCLUDED. JUST BRING YOUR FURNITURE AND START WORKING OUT OF YOUR NEW OFFICE SPACE AT KELLER STATION AND COLLABORATE WITH THE AMAZING BUSINESSES.

"ALL-IN" LEASE RENTS INCLUDE UTILITIES, COMMON AREA SERVICES (PRINTING, SHREDDING, LOUNGE) AS WELL AS INTERNET AND NNN RENT. WE DESIGNED THIS SPACE TO BE EASY AND AFFORDABLE FOR SMALL BUSINESSES, BUSINESS OWNERS LOOKING FOR A SUITE OUTSIDE THEIR BUSINESS, PHYSICIANS, OR PEOPLE JUST WANTING TO WORK OUTSIDE THEIR HOME OFFICE.

JOIN THE AMAZING BUSINESSES AT KELLER STATION

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KELLER STATION MICROSUITES

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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)	AVAILABLE
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)	AVAILABLE
204B	155 SF	AVAILABLE		LEASED
204C	296 SF	LEASED		LEASED
204D	150 SF	LEASED	\$460.96 (\$384.80 BASE)	AVAILABLE
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		LEASED

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