

# OFFICE BUILDING FOR LEASE

## 411 HAMILTON BLVD

PEORIA, IL 61602



### LOCATION DESCRIPTION

Located on the corner of Hamilton Boulevard & Jefferson Street in the CBD. This building is near the Peoria County Courthouse, Madison Theatre, & Commerce Bank. Also in this area are Peoria Marriott Pere Marquette, Courtyard by Marriott Peoria Downtown, & Four Points by Sheraton Peoria. You can reach both major hospitals, OSF and UnityPoint Health Methodist, within several blocks.

### PROPERTY HIGHLIGHTS

- Space available on floors 10 - 18
- Spaces range from 200± sf up to 14,000± sf
- Individual suites offer private offices, kitchens, private restrooms, conference rooms, and reception areas.
- A few suites are equipped with furniture and others have great corner locations with excellent CBD views.
- Onsite parking deck with direct access to the building.

### OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (Gross)
Available SF:	238 - 13,500 SF
Building Size:	173,877 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,394	15,227	28,687
Total Population	7,671	31,846	58,671
Average HH Income	\$24,897	\$35,131	\$42,765

**JASON MILLER**  
jason@maloofcom.com

**ZAC MALOOF**  
zac@maloofcom.com

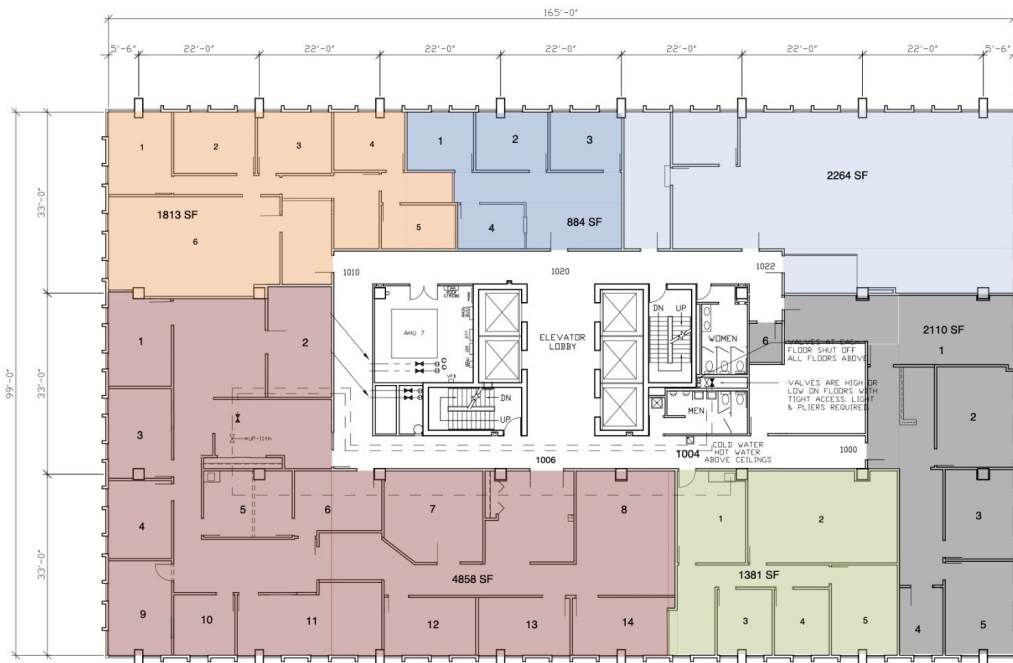
2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofcommercial.com



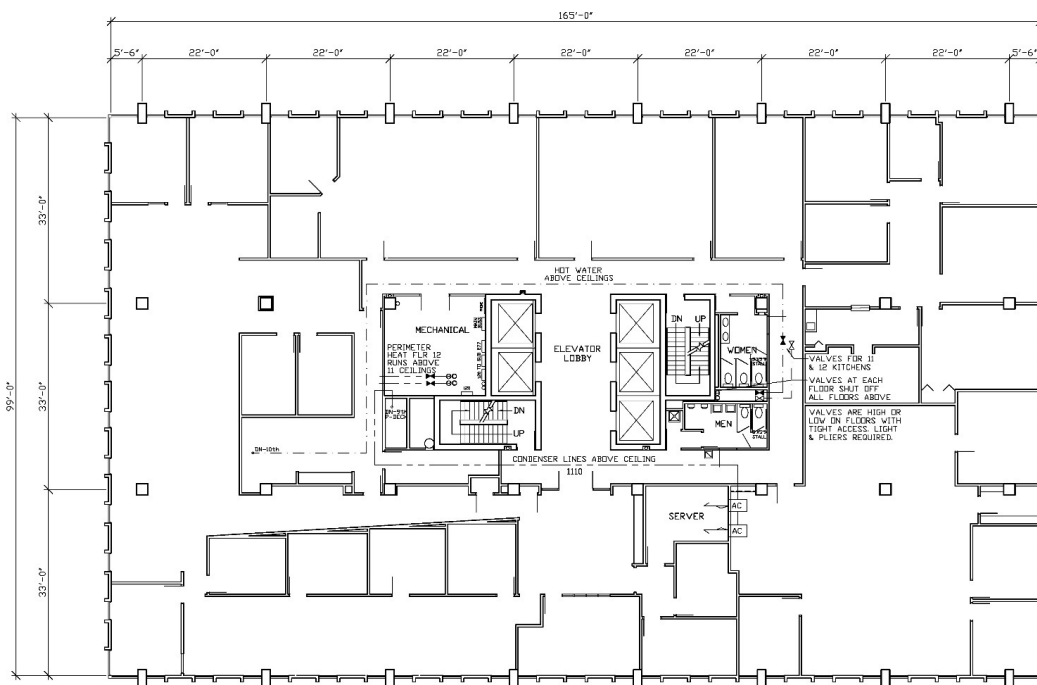
# OFFICE BUILDING FOR LEASE

## 411 HAMILTON BLVD

PEORIA, IL 61602



10th Floor: 659 sf-9,459 sf | Suites offer private offices, kitchens, receptions areas, and open office space.



11th Floor: 13,500 sf | Can be divided. Furnished office with cubicles, kitchen, and private offices.

**JASON MILLER**

jason@maloofofcom.com

**ZAC MALOOF**

zac@maloofofcom.com

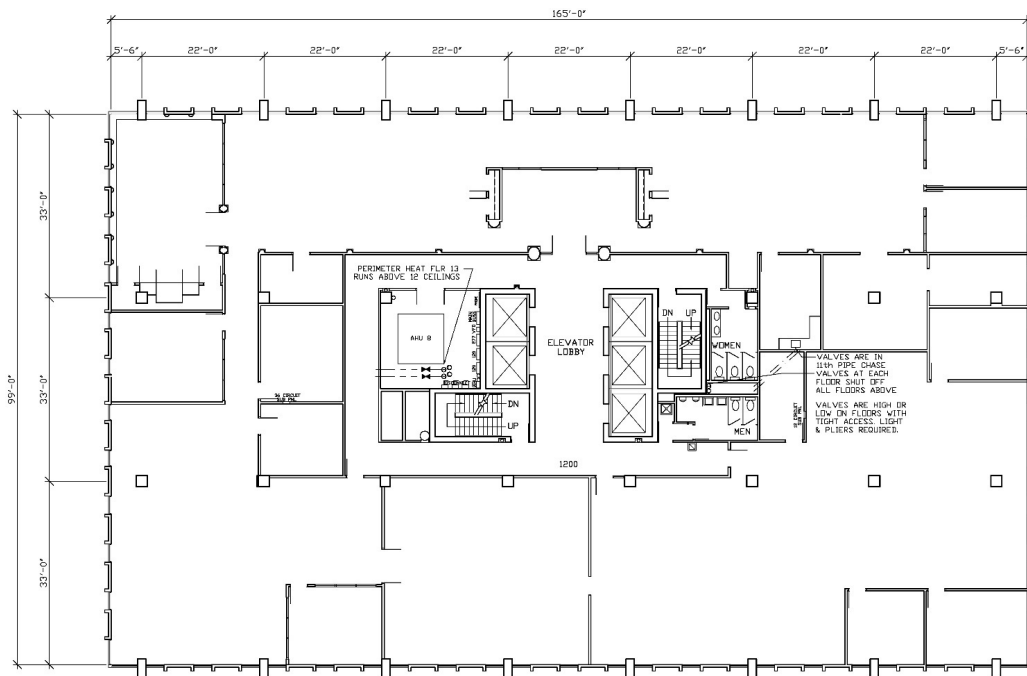
2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com



# OFFICE BUILDING FOR LEASE

## 411 HAMILTON BLVD

PEORIA, IL 61602



12th Floor: 13,471 sf | Can be divided. Entire floor available. Open floor plan



13th Floor: 845-9,146 sf | 5 combinable suites. General office layouts. One suite is furnished.

**JASON MILLER**

jason@maloofofcom.com

**ZAC MALOOF**

zac@maloofofcom.com

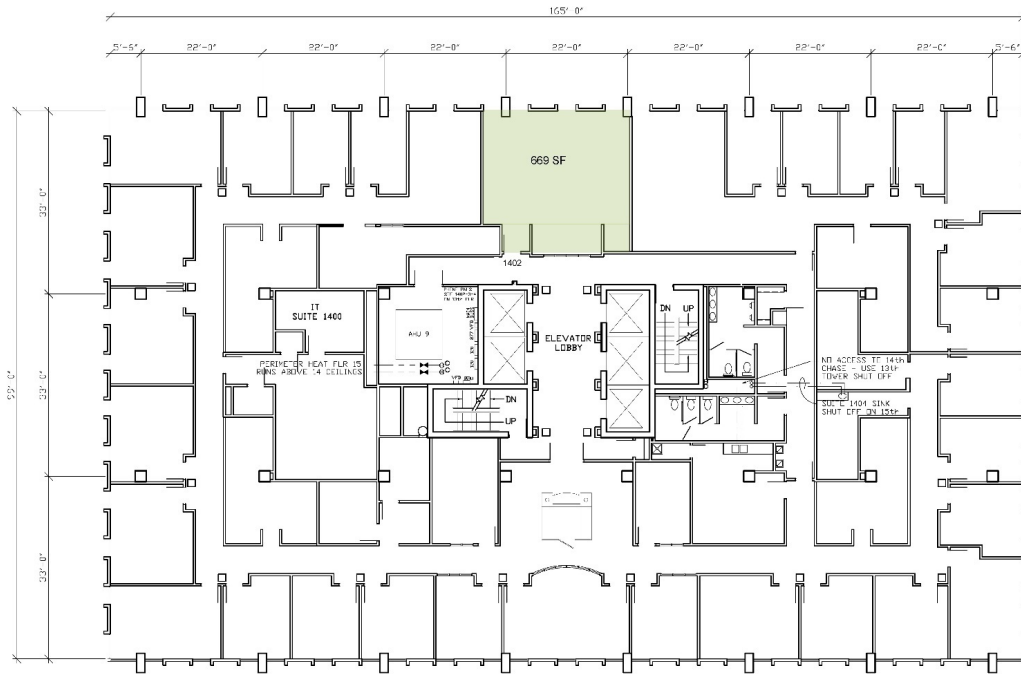
2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com



# OFFICE BUILDING FOR LEASE

## 411 HAMILTON BLVD

PEORIA, IL 61602



**JASON MILLER**

jason@maloofofcom.com

**ZAC MALOOF**

zac@maloofofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com



# OFFICE BUILDING FOR LEASE

## 411 HAMILTON BLVD

PEORIA, IL 61602



Suite 1600: 4,485 sf | Large private office w/ reception area



17th Floor: 400-9,843 sf | 5 combinable suites. General office layouts. One suite has full glass walls.

**JASON MILLER**

jason@maloofofcom.com

**ZAC MALOOF**

zac@maloofofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcom.com



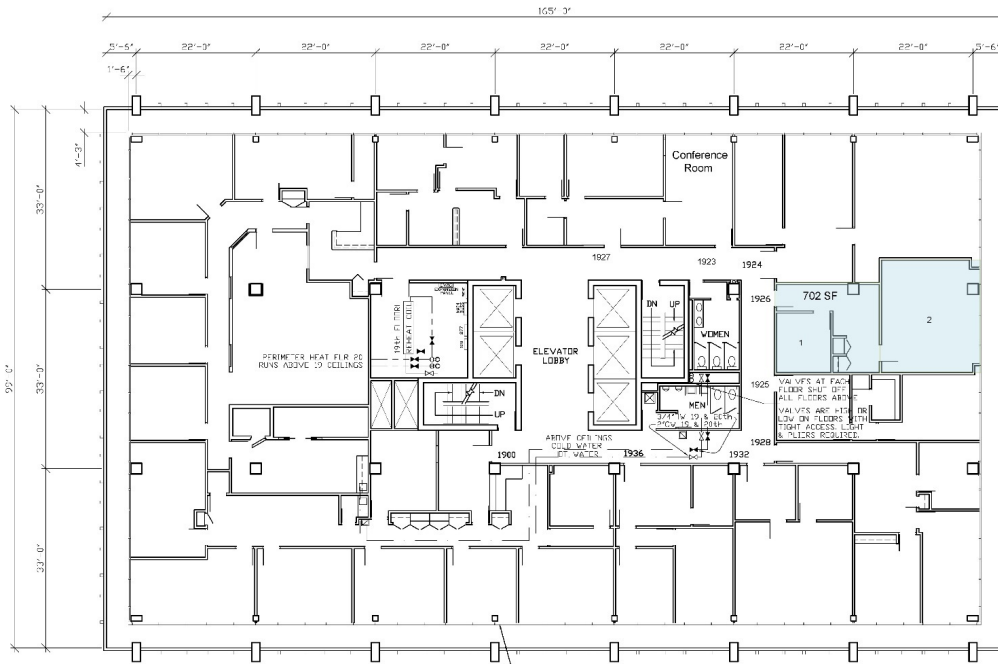
# OFFICE BUILDING FOR LEASE

## 411 HAMILTON BLVD

PEORIA, IL 61602



18th Floor: 715-11,650 sf | 6 combinable suites. General office layouts.



19th Floor **LEASED**

**JASON MILLER**

jason@maloofofcom.com

**ZAC MALOOF**

zac@maloofofcom.com

2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcom.com

