

MIXED-USE OFFICE/PARKING GARAGE BUILDING FOR LEASE

REGENCY PLAZA

222 NE MONROE STREET, PEORIA, IL 61602

LEASE RATE
REDUCED



LOCATION DESCRIPTION

This commercial real estate opportunity is located in Peoria's Central Business District downtown. This location provides immediate access to Interstate 74.

With beautiful river views and picturesque cityscapes, this building is in the middle of the action. Sitting directly across from the Four Points by Sheraton, this building has nearby amenities of nearly every kind.

From food to lodging to transportation, this opportunity is well positioned.

PROPERTY HIGHLIGHTS

- 2,118 sf office suite on main floor.
- 27,560 sf available. Entire 8th floor.
- 2,392 sf available on the 9th floor.
- Building signage opportunities

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,137	30,496	62,381
Total Population	9,672	76,442	150,371
Average HH Income	\$39,460	\$47,964	\$55,155

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (Gross)
Available SF:	2,118 - 27,560 SF

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
1st Floor	2,118 SF	\$11.00 SF/yr	2 offices, work room & open area
8th Floor	27,560 SF	\$11.00 SF/yr	Will divide. Additional space available at no charge. Useful for storage, computer room or dedicated conference room. Existing cubicles/furniture (will remove if not wanted/needed)
9th Floor (2,392 sf)	2,392 SF	\$11.00 SF/yr	3 offices & open office area

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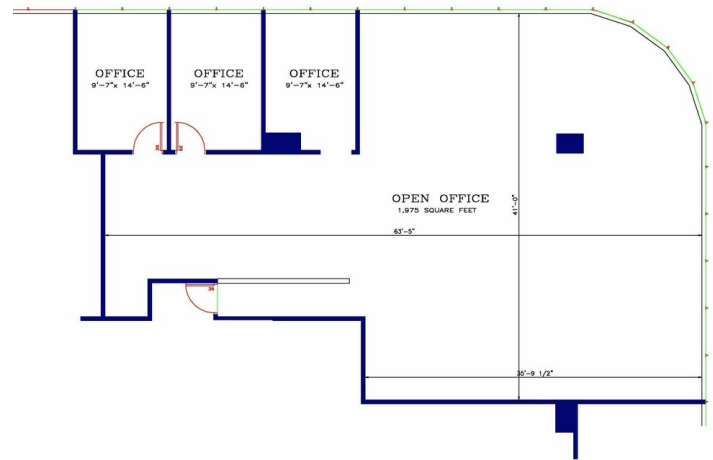
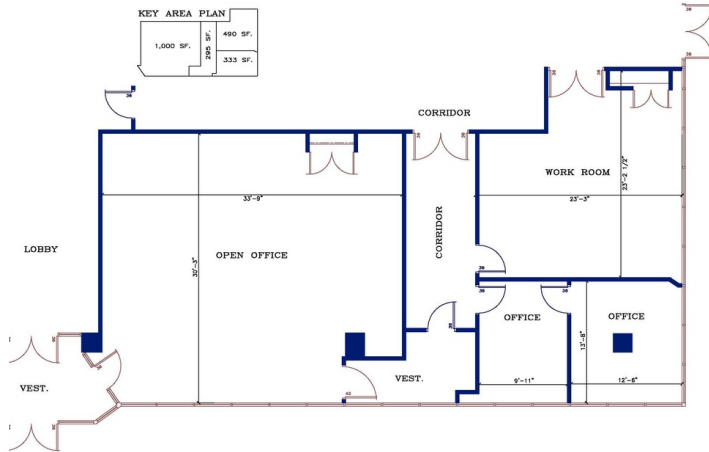


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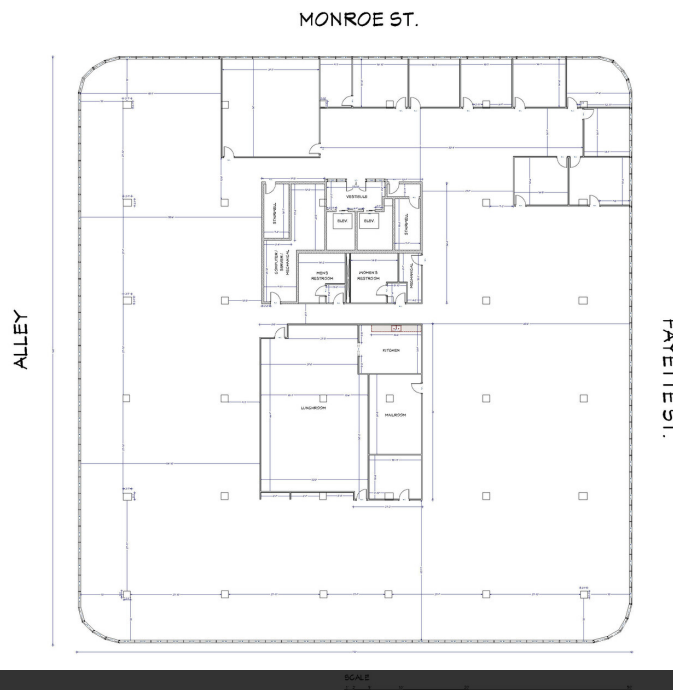
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9th Floor (2,392 sq. ft.)



8th Floor (27,560 sq. ft.)

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