

# COMMERCIAL OFFICE BUILDING

## 4700 N STERLING AVE - PEORIA

*Joseph & Camper*  
COMMERCIAL



# FOR LEASE:

3,465 SF OFFICE SPACE  
\$13.00 PSF - NNN

## PROPERTY FEATURES

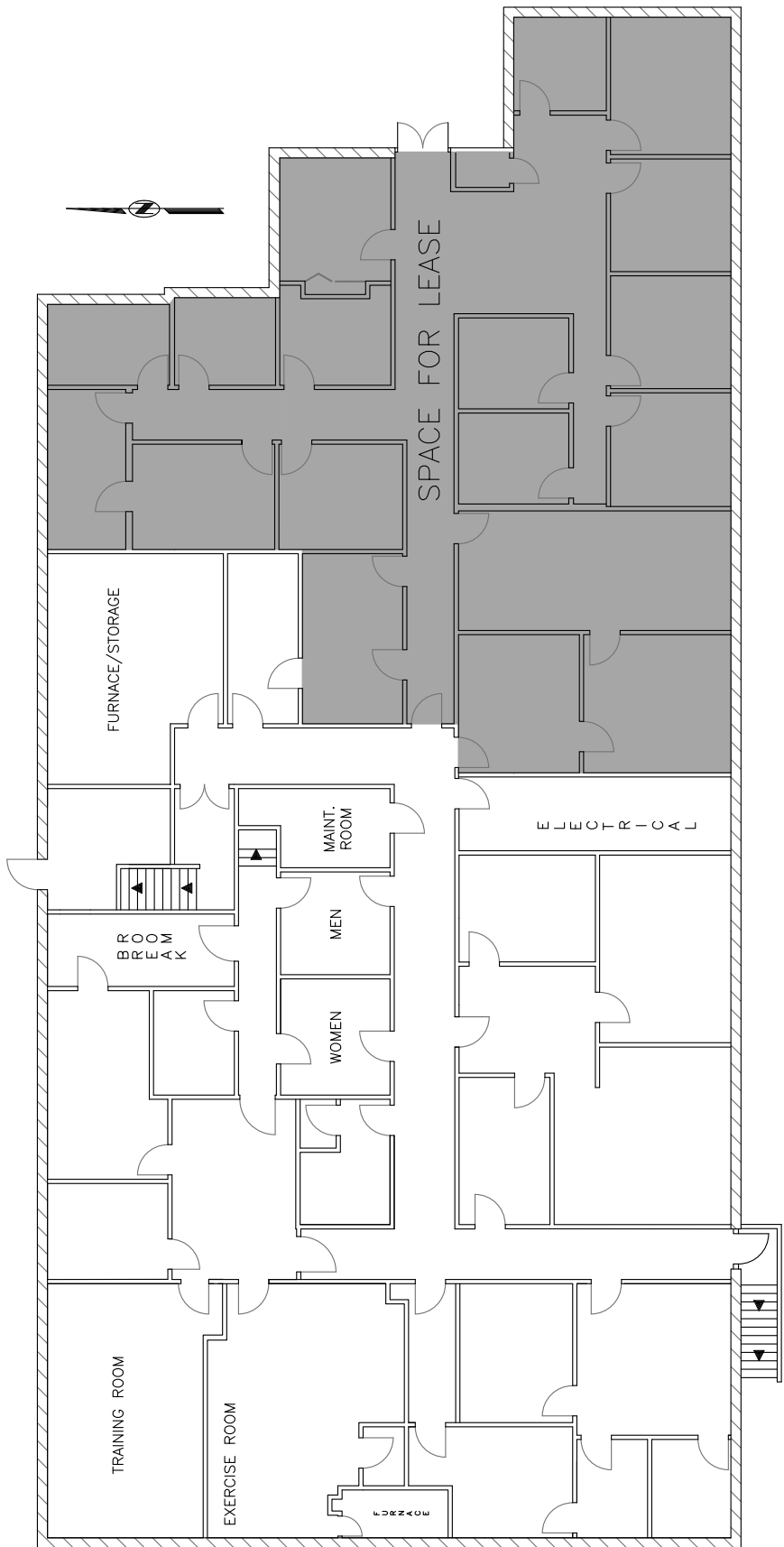
- Multi-tenant office building with GFL occupying the upper level and a 3,465 SF garden level space available for lease.
- Excellent visibility from War Memorial Drive and Sterling Ave.
- Space was formerly occupied by a financial services office.
- Layout includes a large open reception area, 16 private offices, 1 conference room, large break room, and an I.T. room.
- Mens and Womens restrooms located in a common hallway.
- Private entrance with small outdoor patio area.
- Surface parking available directly in front of the space.





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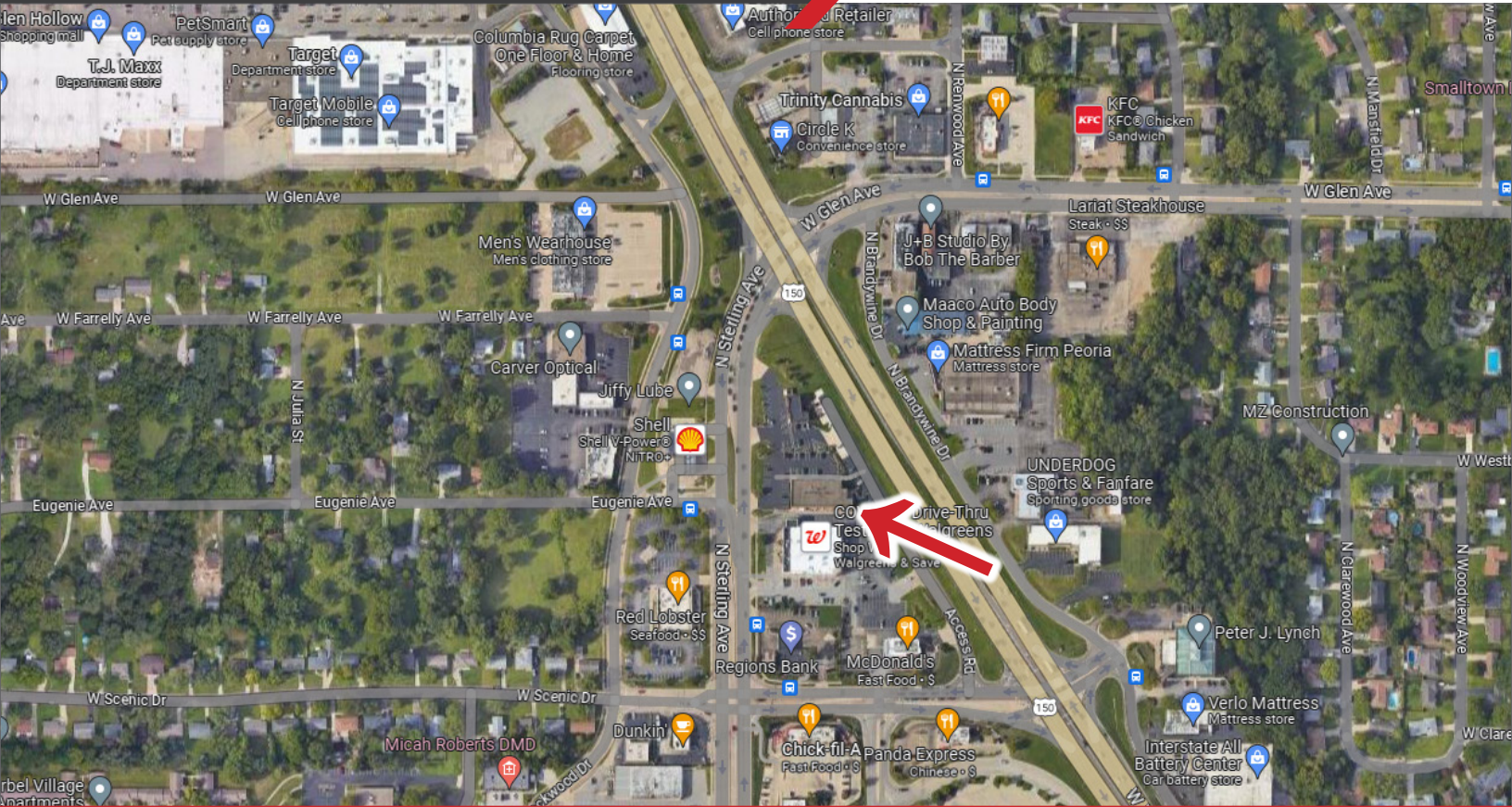
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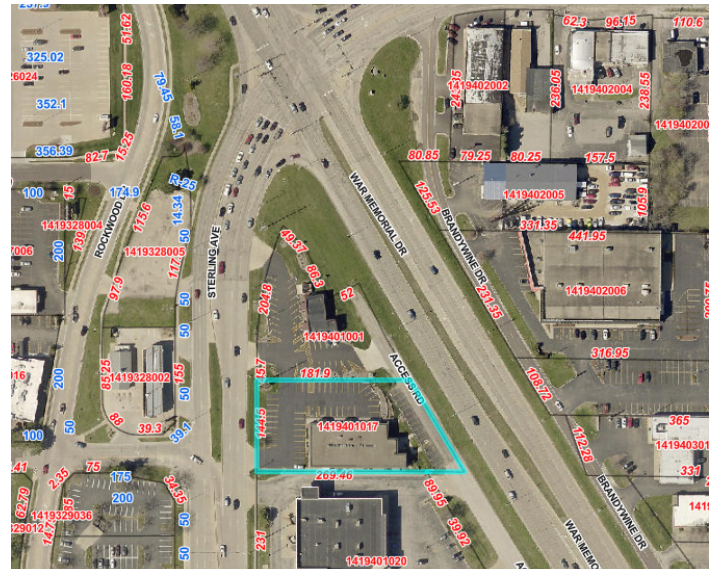
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## **PROPERTY DETAILS**

PROPERTY TYPE	OFFICE
SQUARE FEET	3,465 SF
PARKING	ON SITE LOT
ZONING	C-1
LEASE PRICE	\$13.00 PSF
LEASE TYPE	NNN



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