

TWIN TOWERS MALL

456 FULTON ST - PEORIA

Joseph & Camper
COMMERCIAL



FOR LEASE:

Office/Retail/Restaurant Space
\$450 - \$2,500 Per/month

PROPERTY FEATURES

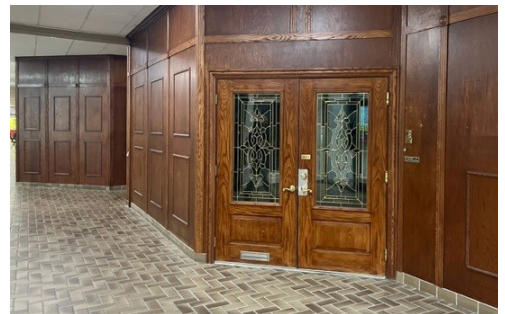
- Office/ Retail and Restaurant space available at the Twin Towers Mall in downtown Peoria.
- Located in Twin Towers Mall across from Peoria City Hall, Peoria Civic Center and the Hotel Pere Marquette.
- The main floor plaza offers a food court with casual and fine dining options, copy shop, computer repair, barber, coffee lounge and other assorted shops.
- Several units available in a variety of sizes (see chart on page 3)
- One former restaurant space available with some equipment remaining including a 14 foot hood with Ansul system, wash sinks and a commercial dishwasher.
- Twin Towers Mall is recently under new ownership with a focus on creating a vibrant downtown multi use hub.
- Competitive rental rates with a full service gross lease that includes utilities for all units except Unit 186, which utilities are paid by tenant.



TWIN TOWERS MALL

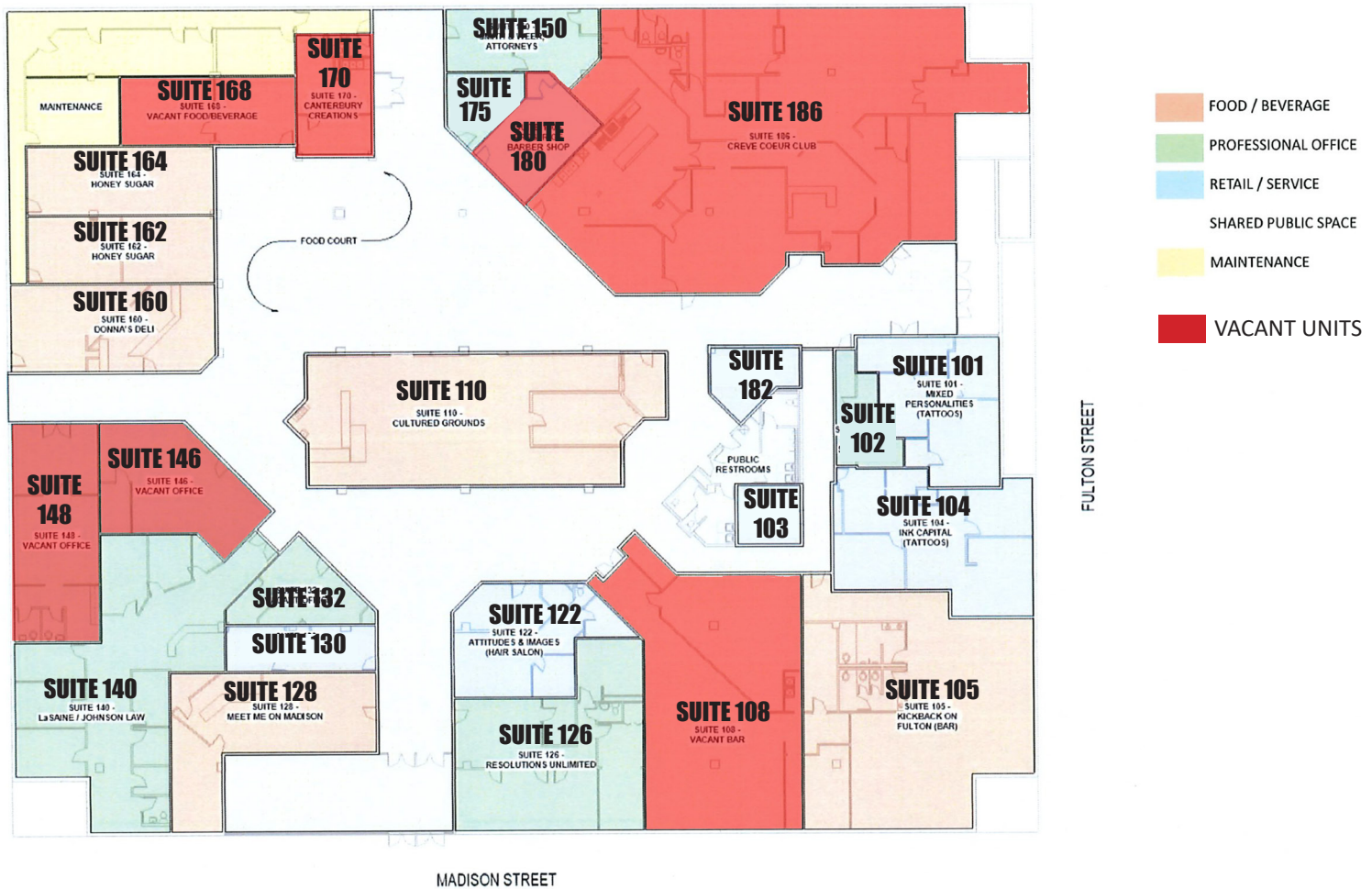
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Tenant Directory & Suites Available

SUITE	TENANT	SQ FT	\$/PER MO
101	The Shave Room	865	
102	Storage	253	
103	The Aries Aesthetic	176	
104	IBFS	1,212	
105	Kickback on Fulton	2,448	
108	AVAILABLE	2,056	\$2000
110	Cultured Grounds	2,184	
110A	Cultured Grounds		
122	Attitudes & Images	753	
126	Resolutions Unlimited	1,408	
128	Meet Me On Madison	1,021	
130	Pritty Everything	339	
132	Creation by Design Teeth Whitening	389	

SUITE	TENANT	SQ FT	\$/PER MO
140	Beauty Salon	2,043	
146	AVAILABLE	762	\$800
148	AVAILABLE	901	\$950
150	Pinnacle	501	
160	Donna's Deli	863	
162	Honey Sugar	623	
164	Honey Sugar	617	
168	AVAILABLE	600	\$725
170	AVAILABLE (Gas Range & Hood)	388	\$675
175	Logic Network Solutions	207	
180	AVAILABLE	415	\$450
182	The Aries Aesthetic	235	
186	AVAILABLE	4,854	\$2500

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PROPERTY DETAILS

PROPERTY TYPE	OFFICE/RETAIL/ RESTAURANT
SPACE AVAILABLE	SEE CHART ON PG 3
YEAR BUILT	1984
PARKING	ATTACHED DECK & STREET PARKING
LEASE TYPE	FULL SERVICE GROSS INCLUDING UTILITIES (Unit 186 pays own utilities)
LEASE RATE	\$450-\$2,500 PER MONTH



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