

# COMMERCIAL OFFICE BUILDING 423 SW WASHINGTON ST - PEORIA

*Joseph & Camper*  
COMMERCIAL



## FOR LEASE:

5,320 SF OFFICE BUILDING  
\$14.00 PSF - NNN

### PROPERTY FEATURES

- 5,320 SF office space for lease in the warehouse district.
- Existing layout includes an electronically secured reception / waiting area, nine private offices, a conference room, mens and womens restrooms, break room and three large open work areas/meeting rooms.
- Property is in excellent condition and offers many desirable features including abundant parking onsite, exposed brick, areas with 25 foot plus ceiling heights, and an outdoor courtyard.
- Main portion of the building is two levels with an open mezzanine and skylights. Eastern portion is one level and offers direct access to the courtyard.
- Prime downtown location approximately one block from the Riverfront, Dozer Park and the Peoria Riverfront Museum.
- Space is currently occupied. Call agent to schedule any showings with 48 hours notice.

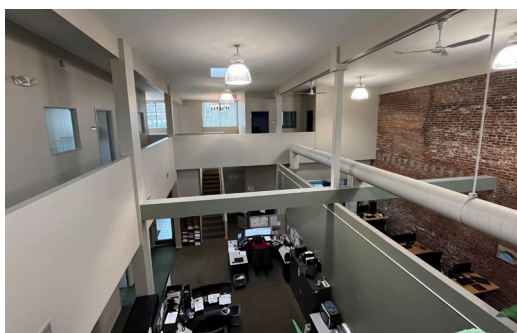
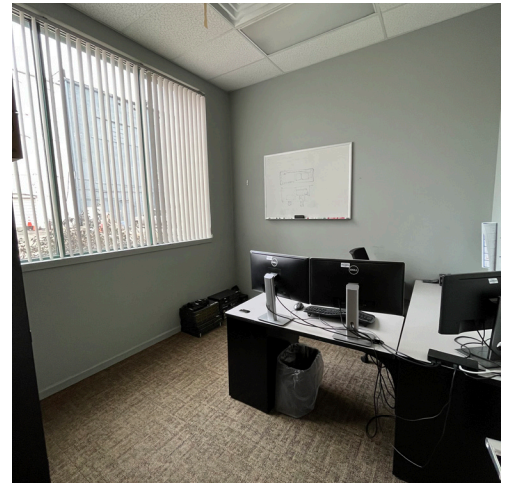
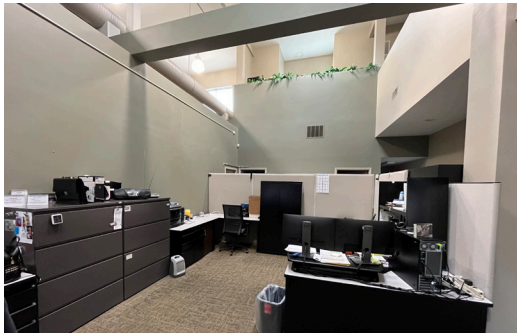




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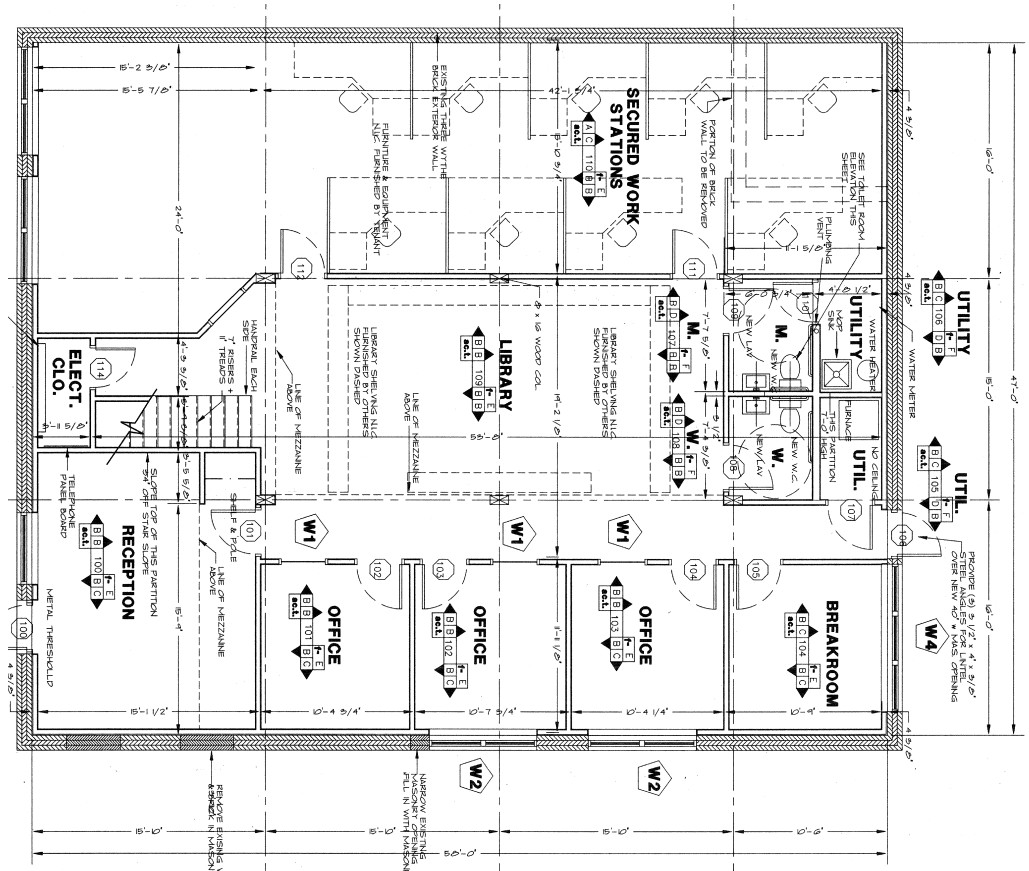




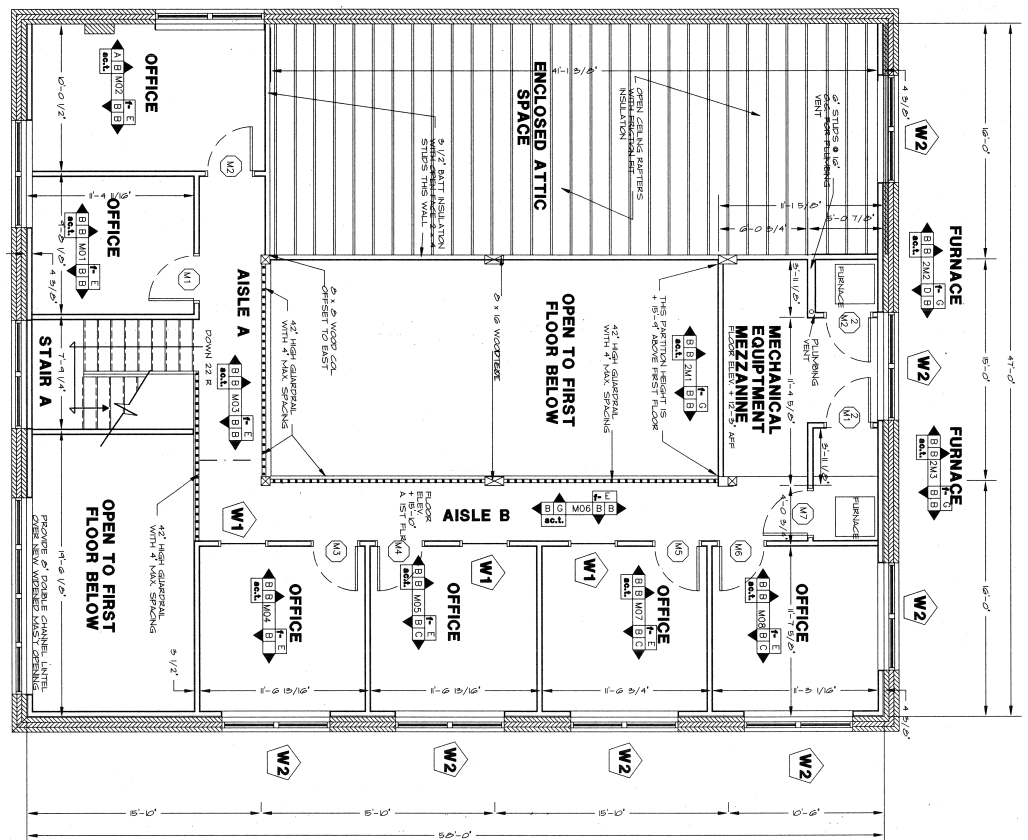
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## FIRST FLOOR PLAN

- Additional conference room and open work area on the first floor included but not shown on this plan.



## MEZZANINE FLOOR PLAN





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## PROPERTY DETAILS

PROPERTY TYPE	OFFICE
SQUARE FEET	5,320 SF
LAND SIZE	0.43 ACRES
PARKING	UP TO 50 SPACES
ZONING	B1
LEASE PRICE	\$14.00 PSF
LEASE TYPE	NNN



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