

ASK ABOUT
PURCHASE
INCENTIVES

REGENCY PLAZA

222 NE MONROE STREET, PEORIA, IL 61602

MIXED-USE OFFICE/PARKING GARAGE INVESTMENT

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**PURCHASE
INCENTIVES
AVAILABLE**



PROPERTY DESCRIPTION

Unique opportunity to own this mixed-use property with opportunities to increase long-term income through parking revenue and additional office tenants.

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

- 272,875 sf mixed use property
- 204,516 sf covered parking deck
- 7-story deck with 554± parking stalls
- 55,815 sf Net rentable multi-tenant office spaces
- Offices located on 1st, 8th, & 9th floors
- Link to Hospitality TIF
- Link to River Edge Development
- Federal Opportunity Zone Census Tract 12

OFFERING SUMMARY

Sale Price:	\$2,595,000
Lot Size:	0.77 Acres
Building Size:	272,875 SF

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LOCATION INFORMATION

Building Name	Regency Plaza
Street Address	222 NE Monroe Street
City, State, Zip	Peoria, IL 61602
County	Peoria
Signal Intersection	Yes
Nearest Highway	I74
Nearest Airport	General Wayne A Downing Peoria International Airport

BUILDING INFORMATION

Building Size	272,875 SF
NOI	-\$118,517.46
Cap Rate	-4.57
Building Class	B
Occupancy %	35.7%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	9
Gross Leasable Area	68,360 SF
Net Rentable Area	55,518 SF
Framing	Concrete
Condition	Good
Roof	EPDM - flat with concrete framing and rolled composition material covering
Ceilings	Suspended panel / drop- ceiling
Floor Coverings	Office: carpet, vinyl and ceramic tile / Garage: uncovered concrete
Foundation	Reinforced concrete, slab- on-grade
Exterior Walls	Glass and concrete

PROPERTY INFORMATION

Property Type	Mixed-Use Office/Parking Garage
Property Subtype	Office Building
Zoning	B1, Downtown Business
Lot Size	0.77 Acres
APN #	18-09-208-006
Corner Property	Yes
Amenities	On site management, free parking, great views.
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Structure
Number of Parking Spaces	554

UTILITIES & AMENITIES

Elevators	(2) 2,500 lb capacity for office suites (1) for the parking garage
HVAC	36 units on each floor (8 & 9) and 7 units on 1st floor. Some original and some have been replaced or upgraded with new compressors
Restrooms	2 sets of restrooms on each 8th & 9th floors
Landscaping	Along the Perimeter

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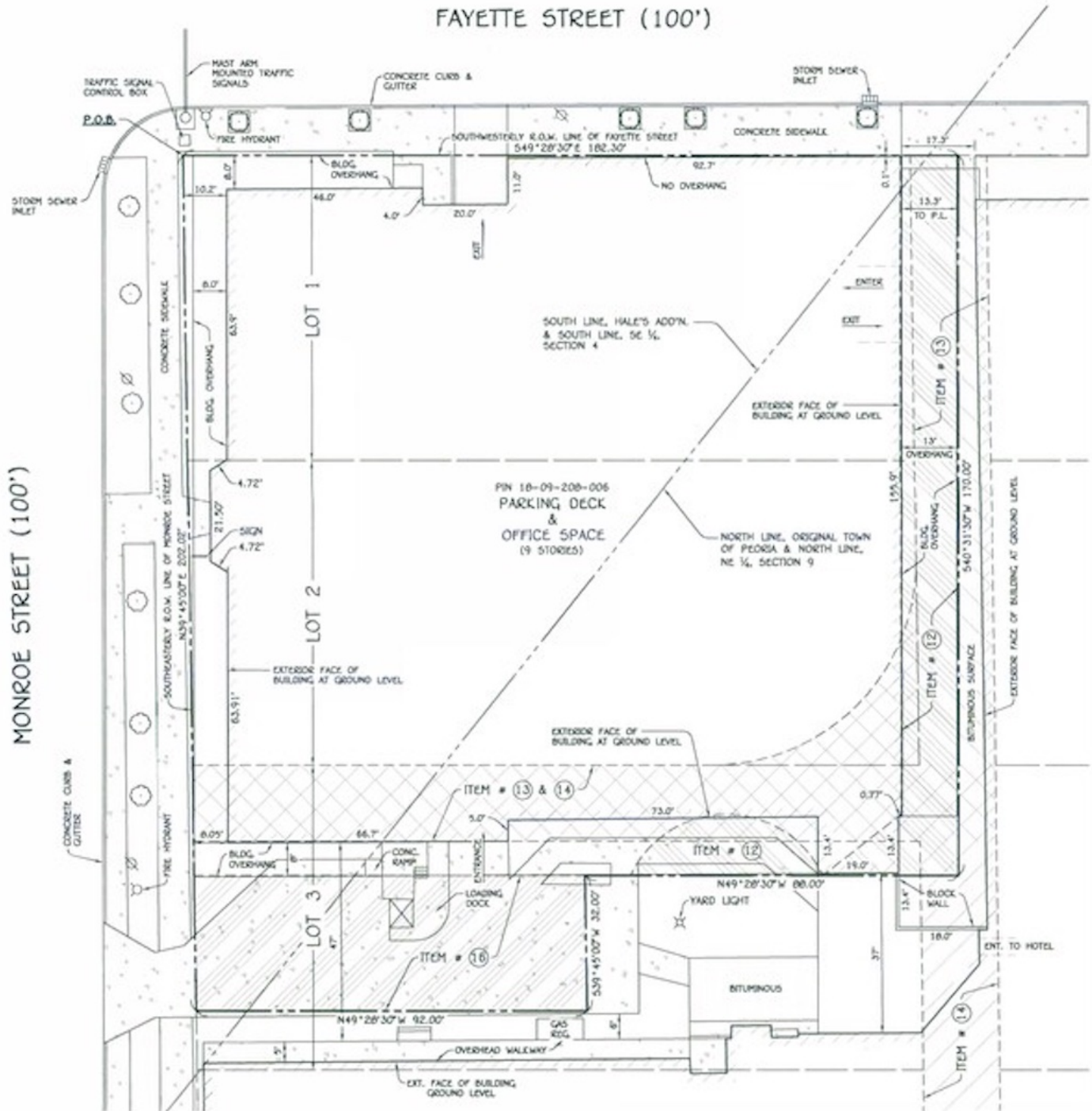
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MIXED-USE OFFICE/PARKING GARAGE BUILDING FOR LEASE

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