

CENTRAL PEORIA OFFICE BUILDING

3100 N KNOXVILLE AVE - PEORIA

Joseph & Camper
COMMERCIAL



FOR LEASE:

471 - 1,330 SF OFFICE SPACE
\$600 - \$1,200 P/MO

PROPERTY FEATURES

- Great location at corner of Knoxville & Forrest Hill.
- Building has been fully renovated and is in excellent condition.
- Available office space on 2nd level and in lower level.
- Large conference room with flat screen, internet, and kitchenette available for tenants' use.
- Competitive rental rates that include utilities.
- Building is serviced w/elevator and ADA compliant.
- City bus stops on corner of Forrest Hill & Knoxville.
- Fiber optics available.
- Workout room and locker room with showers available to tenants.
- Lower level has common area waiting room & kitchenette.



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LOWER LEVEL ROOM FINISH PLAN
1/8" = 1'-0"

LEASED SPACE

Rooms and Square Footage:

- Room 025: 140 SF
- Room 012: 554 SF
- Room 013: 878 SF
- Dance Room 014: 910 SF
- Room 015: 357 SF
- Room 016: 882 SF
- STAIR 024: 291 SF
- Room 011: 808 SF
- Room 010: 471 SF
- Room 009: 529 SF
- CORRIDOR 022: 1000 SF
- COFFEE 017: 134 SF
- REF. 018: 254 SF
- ELEVATOR LOBBY 008
- MECH. 008: 137 SF
- WOMENS SHOWER 006: 70 SF
- MENS SHOWER 005
- JANITOR 007
- Room 019: 84 SF
- Room 020: 198 SF
- Room 022: 1644 SF
- STAIR 023: 226 SF
- WORKOUT ROOM

Other Labels:

- UP
- 002A
- 012
- 013
- 014
- 015
- 016
- 002
- 003
- 004
- 005
- 006
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[illegible]

Floor plan of the second floor. The plan shows two offices and a closet. The left office is 12' wide and 7' 6" high. The right office is 11' 6" wide and 14' high. A closet is located at the bottom left. The total width is 23' and the total depth is 19'.

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PROPERTY DETAILS

CONSTRUCTION TYPE	BRICK
ZONING	OFFICE/CN
PARKING	125 SPACES
LOT SIZE	1.45 ACRES
YEAR BUILT	1954
YEAR RENOVATED	2010
LEASE TYPE	FULL SERVICE GROSS

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE
009	529 SF	\$600 p/m
010	471 SF	\$600 p/m
011	808 SF	\$900 p/m
012	554 SF	\$600 p/m
014	910 SF	\$1,000 p/m
021	1,330 SF	\$1,200 p/m
216	1,100 SF	\$1,100 p/m
217	600 SF	\$900 p/m

Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

WWW.JOSEPHCAMPER.COM