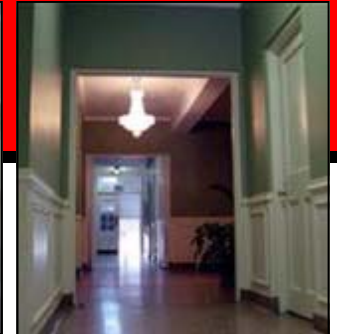




EXCLUSIVE OFFICE & WAREHOUSE OFFERING

2619 W. Heading Avenue
West Peoria, IL 61604



INVESTMENT HIGHLIGHTS

- Easy Access to and from downtown Peoria, Interstate 474 & Peoria Airport
- Property Near Bradley University
- Located in TIF District
- **GREEN** Building
- NNN includes utilities, taxes, insurance, CAM, snow removal, and lawn maintenance

LEASE SUMMARY

Office SF*	130—4,300+
Price Per SF	\$9.00—\$10.00
Lease Type	Triple Net (NNN)
Lease Terms	3-10+ years
Increases	after 2 years

* Multiple suite sizes available on every floor.



First Floor



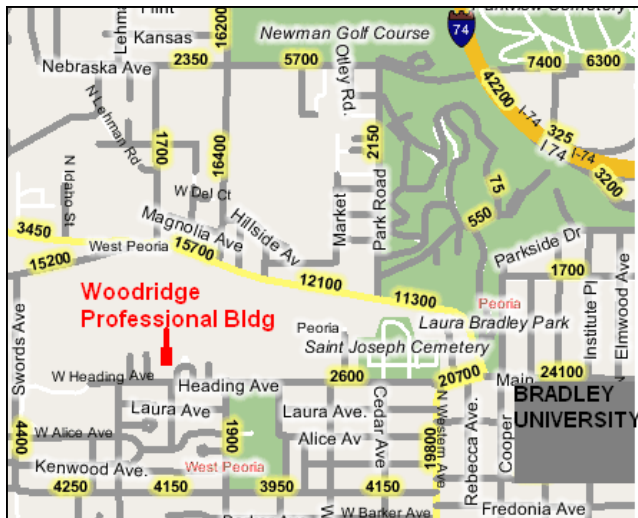
Second Floor

COMMERCIAL REAL ESTATE
Sales • Leasing • Design/Build

2426 W. Cornerstone Court • Peoria, IL 61614
☎ (309) 208-2898 ✉ askus@thekimgroup.com

www.TheKimGroup.com

2619 W. Heading Avenue • West Peoria, IL 61604



INVESTMENT OVERVIEW

The Kim Group at Keller Williams is pleased to offer this great leasing space which will provide a business the opportunity to locate in beautiful West Peoria. Tenants in the building include Heading OM Yoga Studio, Lonati Design, LLC, Memories by Michael, and more coming everyday.

The building contains 18,000 SF consisting of 6,000 SF office space on each floor. The garden level provides suites with large windows to let in natural light and a walk-out entry into a beautiful courtyard area. The garden level also contains a suite with a full cater kitchen available. The ground level contains a variety of suite opportunities—suites with a private kitchenette, suites with fireplace, suites with private restroom. The second level provides opportunity to combine smaller suites or occupy a small private suite. No matter which level you are on, every suite has large windows to let natural sunlight in and most of the suites have a good size closet for storage.

Location, Location, Location—Building is located close to Bradley University, downtown Peoria, Peoria Civic Center, Interstate 74, and Peoria Regional Airport. It is a great central location for a business.

OPERATING DATA

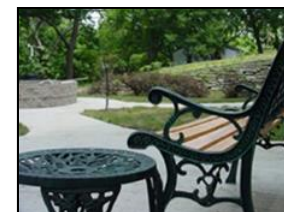
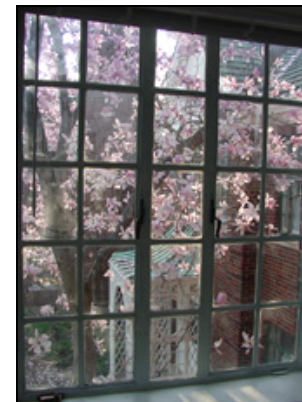
SMALLER SUITE—#103 (253 SF)

Base Rent (\$9.00/SF)	\$190
NNN (\$3.00/SF)*	\$64
Monthly Total	\$254

LARGEST SUITE—#301-303 (1,227 SF)

Base Rent (\$10.00/SF)	\$1,023
NNN (\$3.00/SF)*	\$307
Monthly Total	\$1,330

*NNN price may vary from year to year, but the figure shown is based off previous year.



TENANTS IN BUILDING

- Heading OM Yoga Studio
- Lontai Design, LLC (architect)
- Memories by Michael
- Additional Tenant Information Available Upon Request



Katie Arnholt Kim
Broker Associate

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