



<b>MLS #:</b> 7033667	<b>St:</b> ACTIVE	<b>Cat:</b> OFFICE PROPERTY	<b>LP:</b> \$0
<b>Area:</b> Peoria, Area 10			
<b>Addr:</b> 214 PECAN			
<b>City:</b> Peoria	IL	<b>Zip Code:</b> 61602	
<b>Park/Ctr/Bld:</b>	<b>County:</b> Peoria		
<b>Sale/Rent:</b> For Rent	<b>Invest:</b>	<b>Tot Bldg SqFt:</b> 20,000	
<b>For Sale:</b> No	<b>For Lease:</b> Yes	<b>Lease \$/SF:</b> \$11.00	<b>Avail SqFt:</b> 6,100
<b>Lease \$/Mo:</b>	<b>Est Taxes/SF:</b> 1.00		
<b>Year Built:</b> 1900	<b>Est Ins/SF:</b> 1.00		
<b># Parking:</b> 0	<b>Lndlrld Contrib TI:</b>		
<b>Garage:</b>	<b>CAM \$/SF:</b> \$2.13		
<b>Acres:</b> 0.50	<b>Lease Terms:</b>		
<b>Lot:</b> 181x119	<b>Lease Type:</b> Net		
<b>Ceiling Hgt:</b> ' "	<b>Flood Insurance:</b> Possible		

**Virtual Tour**

**Directions:** Washington to Pecan - at the corner of Adams and Pecan



<b>Amps:</b>	<b>Volts:</b>	<b>Common Hallway:</b>	<b>Three Phase:</b>
<b>Fire District Class:</b>		<b>Handicap Access:</b> Yes	<b>Fenced:</b>
<b>Security Sys:</b>			

<b>Ann Taxes:</b> \$69,609.00	/ 2017	<b>Inc Proj/Act/Hs:</b>	<b>GOI:</b>
<b>Parcel ID:</b> 18-09-355-003		<b>Exp Proj/Act/Hs:</b>	<b>NOI:</b>
<b>Legal:</b>		<b>Zoned:</b> Imp Comm	<b>TOE:</b>

Fantastic office space in an open floor plan in the Warehouse District downtown Peoria. 6100 square feet includes numerous private offices, kitchen, restrooms and conference room. Public entrance as well as staff entrance. Building has been completely converted from warehouse to commercial and residential spaces all in keeping with the Cooperage theme. Space can be divided in approximately half.

<b>Includes:</b> Building	
<b>Location:</b> Neighborhood	
<b>Frntg/Access:</b> Paved 2Lane, Paved 4Lane, City Street	
<b>Other Access:</b> N/A	
<b>Heating:</b> Forced Air, Gas	
<b>Cooling:</b> Central	
<b>Wall Constr:</b> Brick	
<b>Floor Constr:</b> Concrete	
<b>Roof Constr:</b> Membrane	
<b>Exterior:</b> Brick	
<b>Terms Lease:</b> 5 Years	
<b>Sewer:</b> City Sewer	
<b>Owner Pays:</b> None	
<b>Tenant Pays:</b> Real Estate Taxes, Insurance, Structural Maintenance, Internal Maintenance, Common Area, Common Area Maint, Janitorial, Trash, ...	
<b>Ownership:</b> L.L.Corp	
<b>Avail At LO:</b> Other Docs	
<b>Insulation:</b> Other Insulation	
<b>Building Desc:</b> Multi-Tenant, 3 Story	<b>Poss Financing:</b> Cash Convention, Negotiable
<b>Tax Incentive:</b> None	
<b>Showing:</b> Appointment Only, Call LA	



**Wayne A Thomas**  
RE/MAX Traders Unlimited



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<b>Original Price:</b> \$0	<b>Selling Agent:</b>	<b>Co-Selling Office:</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>Co-Selling Agent:</b>	<b>DOM:</b> 39