

Achieve Landmark Status



The Cohen Building

*In classic 1892 landmark building, at the corner of Adams and Harrison Street
in the central business, riverfront and museum districts, downtown
in the regional medical hub of Peoria, Illinois.*



Building Communities with Shopping Centers | Since 1970

Elevation -- Proposed Redevelopment Plan



inVISION Studios

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THE COHEN BUILDING

Proven - 120 Years of Historic Retail Success



1891

Rouse, Hazard & Company, manufacturers of agricultural implements and bicycles, builds the Paddock Block Building



1892-1925

Rouse Hazard & Company become the largest manufacturers and distributors of bicycles in the United States.



1925

Cohen Furniture Company - operated by 26-year-old Louis Cohen, purchases the Paddock Block building, at 336 SW. Adams St., and moves Cohen's to what will become its new corporate headquarters for the next 80 years.



1932

Cohen's grows to three retail stores, prospering through the Great Depression.



1940s

In the years following World War II, Cohen's grows to an 11 store chain – dominating its markets, the largest furniture retailer in Illinois outside of Chicago. Headquarters remain at 336 SW. Adams St.



1952

New York City: Cohen furniture company is awarded the United States national furniture retail store of the year by the National furniture Manufacturers Association.



1990s

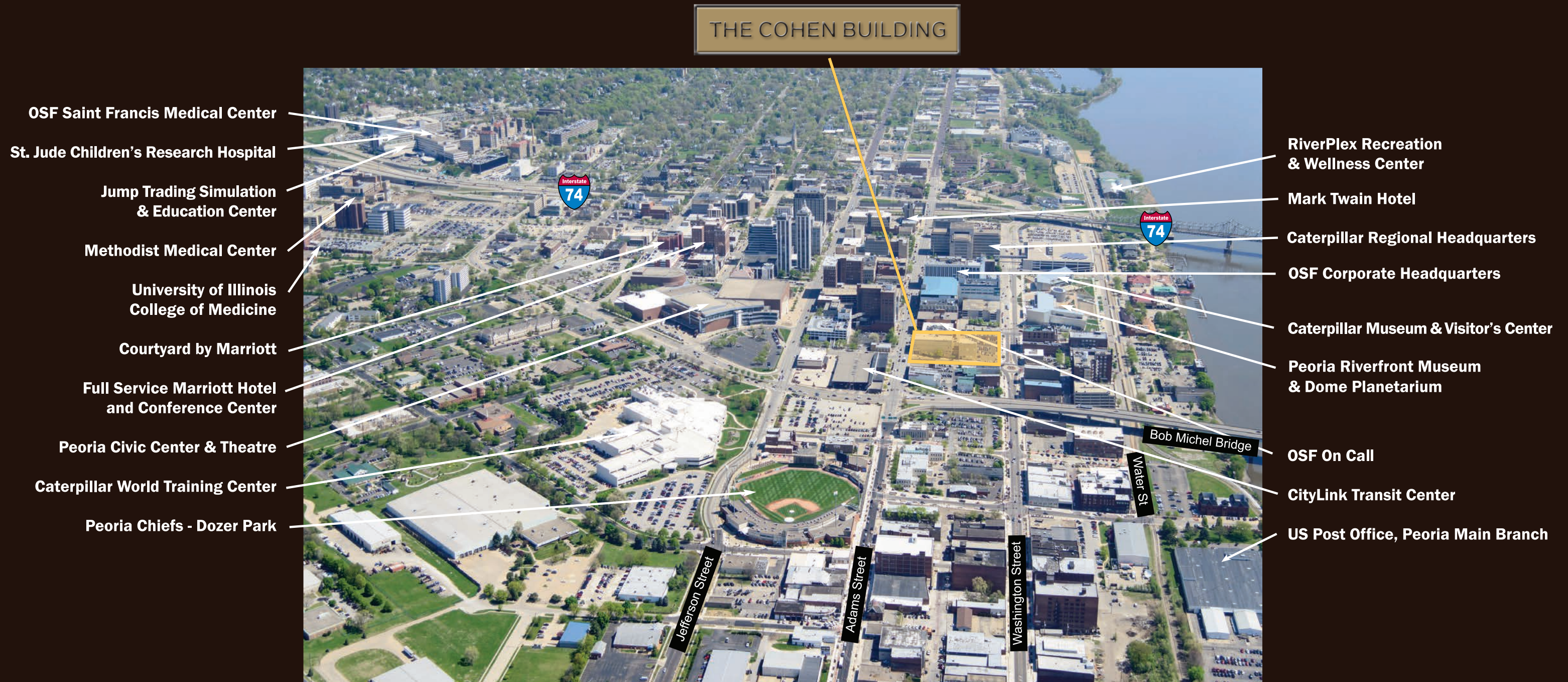
In its final years as Cohen's headquarters, the original Florentine windows bricked in to prevent furniture fading and increase merchandising flexibility "warehoused" the building. Our historic renovation plans call for a grand restoration of original natural light under 18 foot high ceilings – with advanced modern glazing, coatings, and laminates.



THE NEXT 100 YEARS

HISTORIC REDEVELOPMENT, Peoria, Illinois

Peoria, Illinois -- Central Business District / River Front District / Regional Medical Hub



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Peoria Central Business District -- Retail



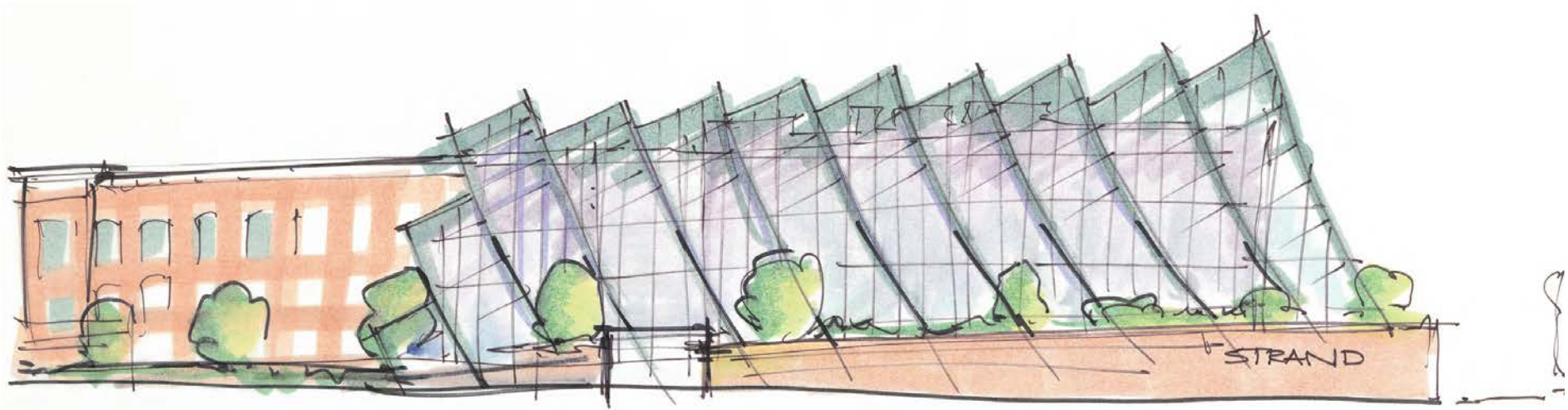
- Warehouse District
- Medical Centers
- Universities / Innovation
- Park District / Event Centers

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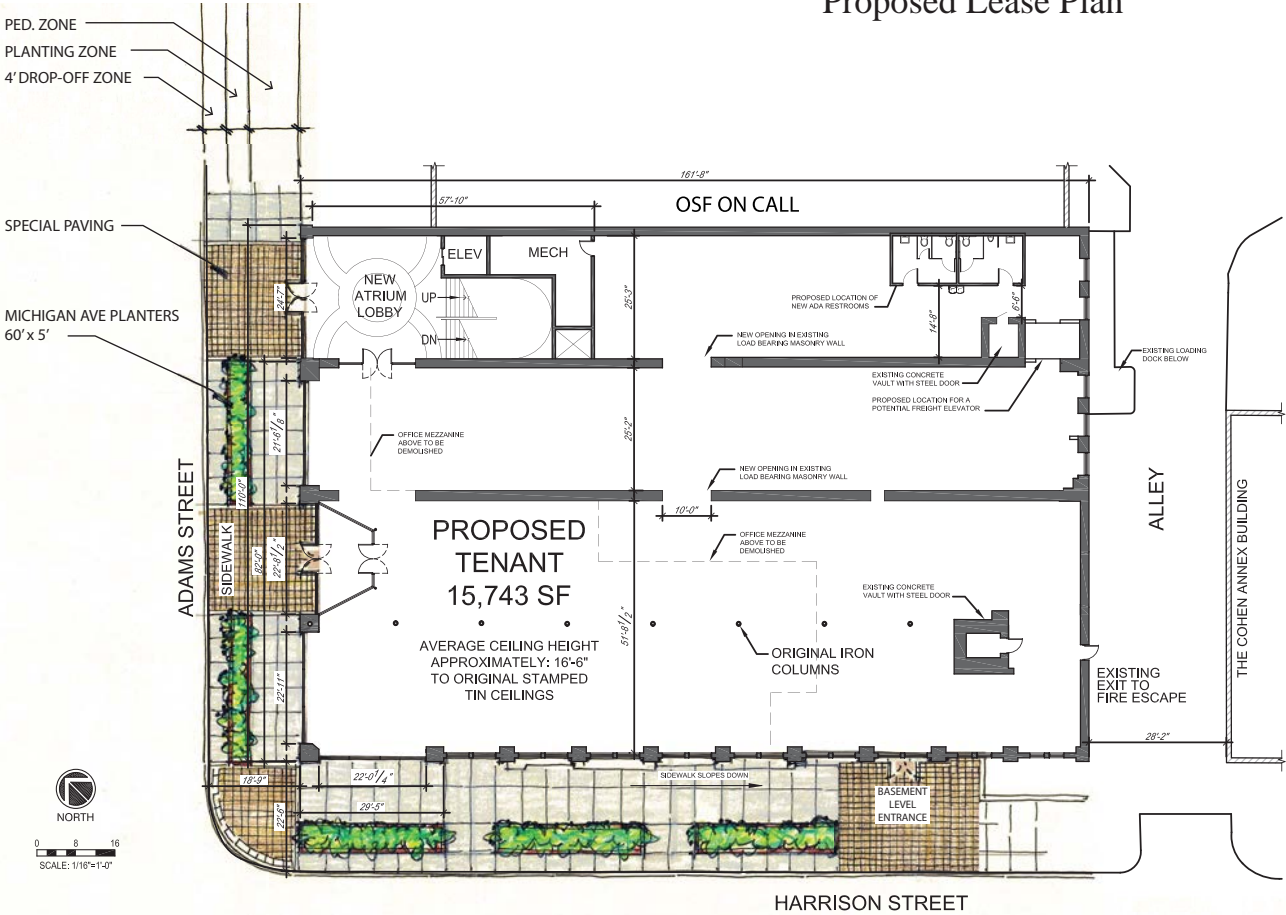
Elevation - Proposed Redevelopment Plan



Proposed Elevation - Skyfall



Proposed Lease Plan



Proposed Floor Plan



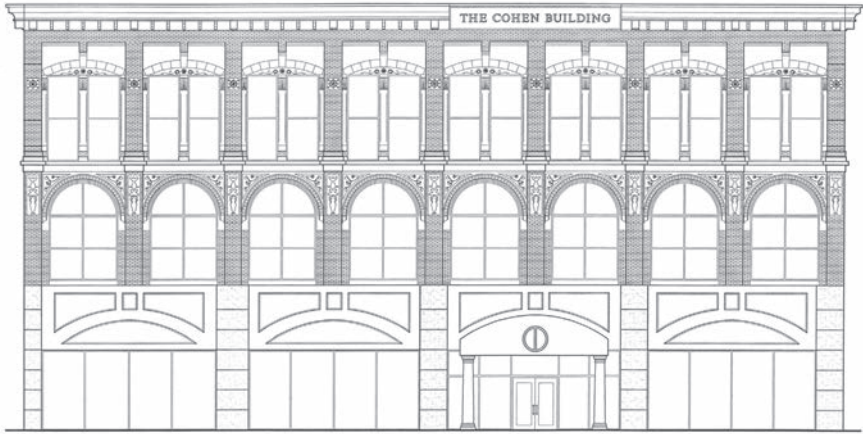
THE COHEN BUILDINGS -- MAIN BUILDING



View from Adams Street

COHEN DEVELOPMENT COMPANY

THE COHEN BUILDINGS



ADAMS STREET ELEVATION

Farnsworth GROUP

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THE COHEN BUILDINGS



MAIN BUILDING

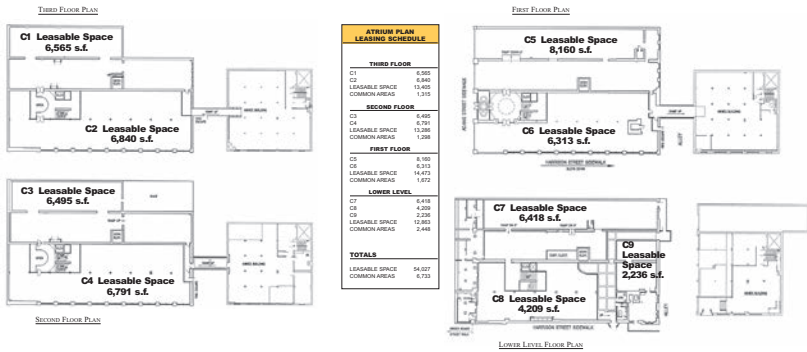
ANNEX BUILDING

HARRISON STREET ELEVATION

Farnsworth GROUP

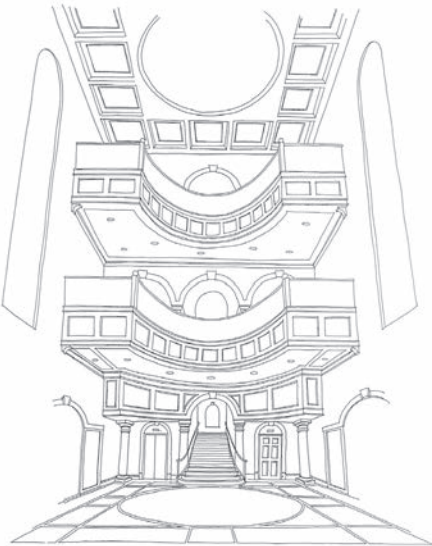
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THE COHEN BUILDINGS -- MAIN BUILDING -- ATRIUM PLAN



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THE COHEN BUILDINGS
MAIN BUILDING -- ATRIUM LOBBY

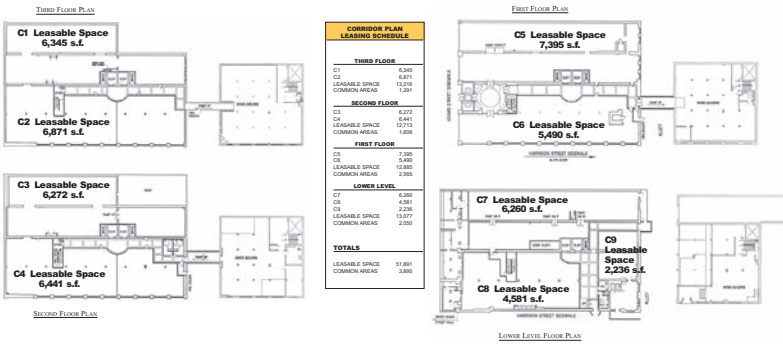


Skylit Grand Staircase Atrium Lobby

Farnsworth GROUP

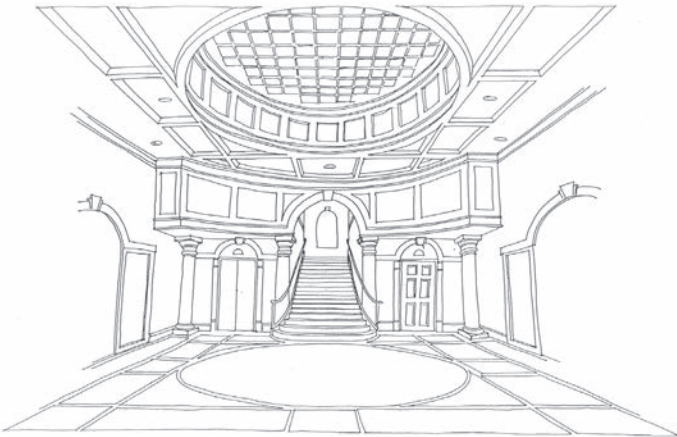
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THE COHEN BUILDINGS -- MAIN BUILDING -- CORRIDOR PLAN



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THE COHEN BUILDINGS -- MAIN BUILDING -- CORRIDOR LOBBY



Farnsworth GROUP

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THE COHEN BUILDINGS -- ANNEX BUILDING



View from Washington Street

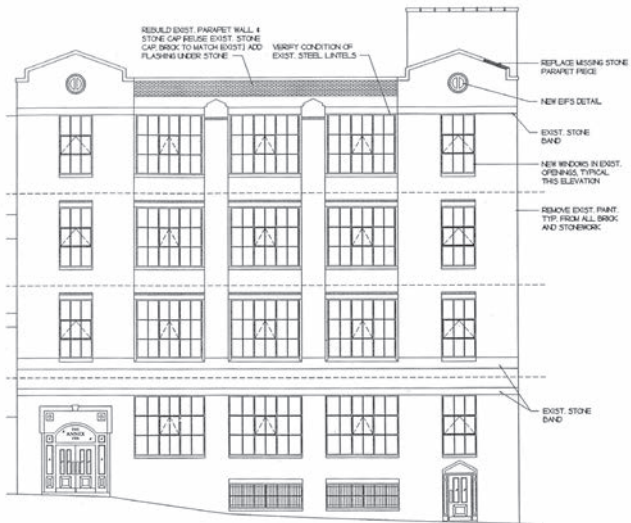
Wischmeyer
THE WISCHMEYER ARCHITECTS

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SCIENTISTS

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THE COHEN BUILDINGS -- ANNEX BUILDING -- SOUTH ELEVATION



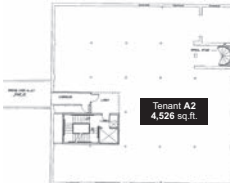
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THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLANS

LEASING SCHEDULE	
A1 Fourth Floor	4638 sq. ft.
A2 Third Floor	4526 sq. ft.
A3 Second Floor	4378 sq. ft.
A4 First Floor	4037 sq. ft.
A5 Lower Level-Area 1	828 sq. ft.
A6 Lower Level-Area 2	2527 sq. ft.
Total	20,934 sq. ft.

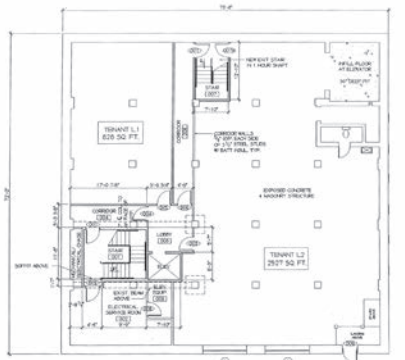


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THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / LOWER LEVEL



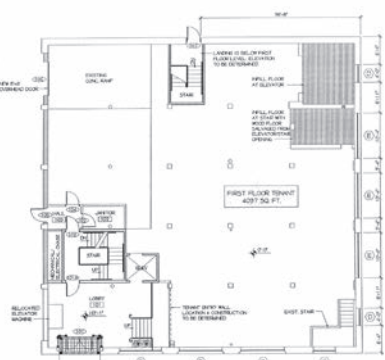
FLOOR PLAN
LOWER LEVEL

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THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / FIRST FLOOR



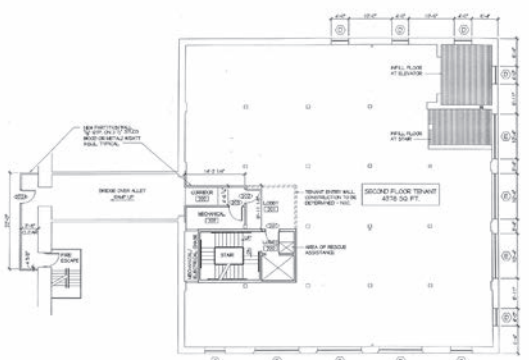
FLOOR PLAN
FIRST FLOOR

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THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / SECOND FLOOR



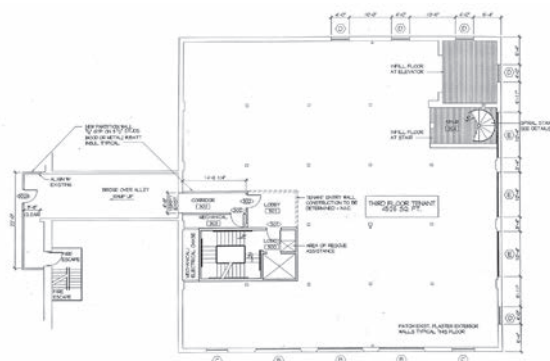
FLOOR PLAN
SECOND FLOOR

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THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / THIRD FLOOR



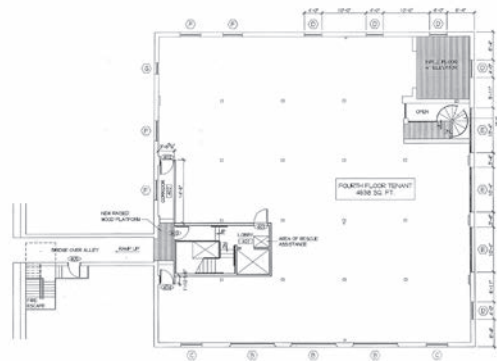
FLOOR PLAN
THIRD FLOOR

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THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / FOURTH FLOOR



FLOOR PLAN
FOURTH FLOOR

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Trade Area (60 Mile Ring)

Population	938,087
Workforce Population	448,167
Median Age	43.3
Average HH Income	\$ 80, 289
Median HH Income	\$ 62,463
Home Ownership	64.6%
College or Greater	60.3%

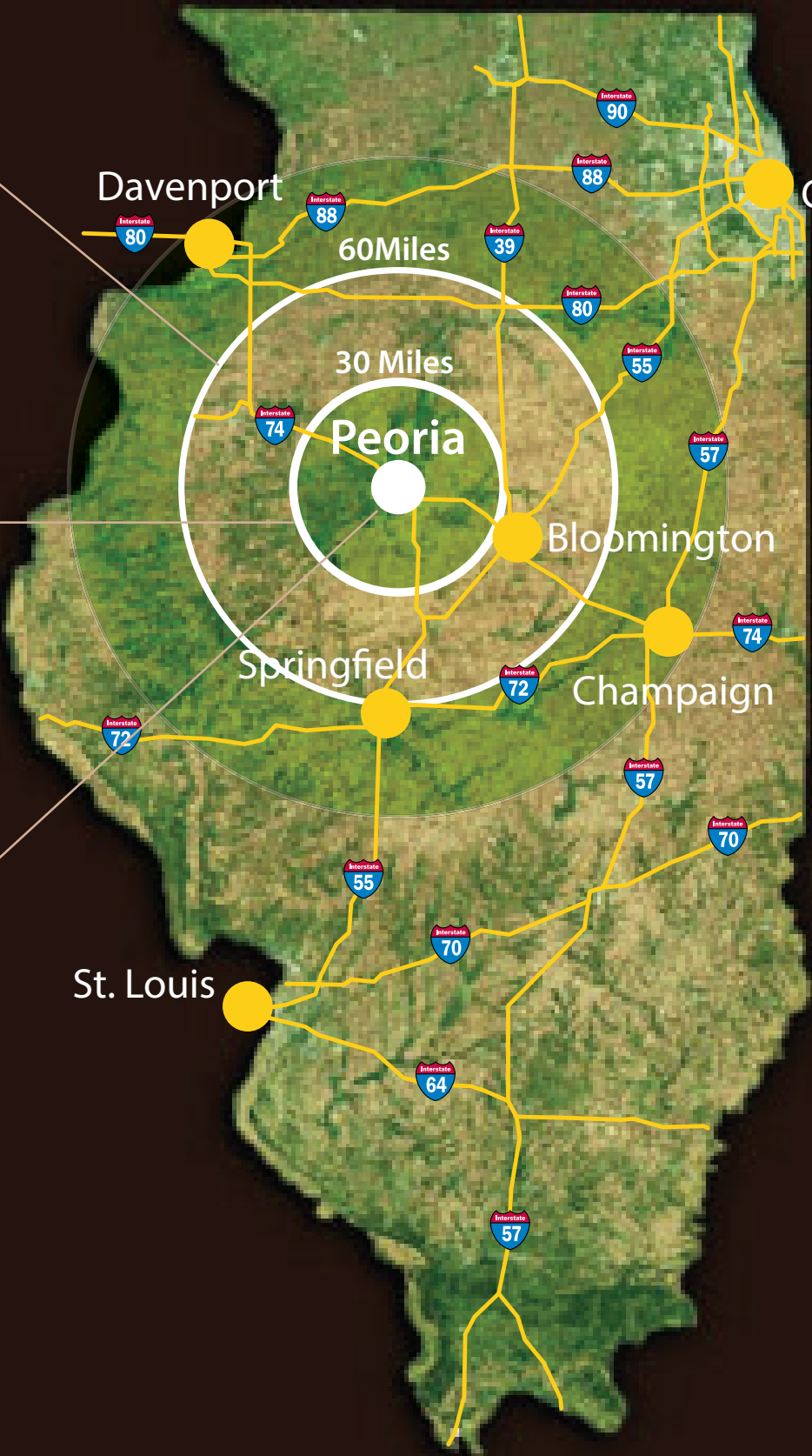
Metropolitan Market (30 Mile Ring)

Population	388,317
Workforce Population	182,718
Median Age	42.1
Average HH Income	\$ 83,872
Median HH Income	\$ 64,855
Home Ownership	65.7%
College or Greater	62.1%

Downtown (5 Mile Ring)

Population	124,839
Workforce Population	58,525
Median Age	40.1
Average HH Income	\$62,636
Median HH Income	\$49,531
Home Ownership	55.5%
College or Greater	57%

Source: SCAN/US 2022



“THE JET FLIES TO MAUI EIGHT DAYS A WEEK”

Metropolitan Peoria today is a predominantly white collar economy anchored by one of the largest regional medical hubs in the Midwest – including five major hospitals, multiple medical schools including The University of Illinois School of Medicine, two schools of nursing, multiple medical professional and research and innovation centers, and eight colleges and universities.

ScanUS 2016 Workforce population MSA data shows 188,281 employed -- the vast majority (approximately 80,000) associated with the Healthcare industry.

Peoria is also home to Fortune 50 company headquarters of Caterpillar, Maui Jim, Affina, and RLI.

With extensive parklands and recreation along the Illinois river and white oak valleys carved by glaciers -- with views rivaling the Hudson River Valley and average drive times to work and school less than 15 minutes, many have been inspired, such as the owners of Maui Jim, to locate their corporate headquarters in Peoria, and then fly their jet back to Maui, when needed. Always coming home to Peoria.

Development Team

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