

PEORIA HEIGHTS  
EXECUTIVE  
OFFICE BUILDING  
TIMELESS. CLASSIC.  
FOR SALE



\$2,900,000

"PABST OFFICE BUILDING"

4541 N PROSPECT ROAD  
PEORIA HEIGHTS, IL

**kw** PREMIER  
REALTY  
KELLERWILLIAMS.

JULIE  PIELFELDT

# OFFICE SPACE FOR LEASE

4541 N PROSPECT RD, PEORIA HEIGHTS, IL 61616

## PROPERTY OVERVIEW

A 45,756 square foot, multi-tenant, professional office building located in the Peoria Heights Business District.

### THE THEN

The "Pabst Office Building" has a rich history dating back to 1948 when it was built to house the Executive Offices for Pabst Brewing Company. The brewery closed in early January 1982 and the Executive Office Building continued forward as a wonderful choice of office space in the Village of Peoria Heights.

### THE NOW

In January of 2019, the KDB Group purchased this wonderful landmark. The new ownership's priority is highlighting, restoring and honoring its heritage while re-envisioning the property for today.

## PROPERTY HIGHLIGHTS

- Exclusive Parking for tenants and their clients. Generous amount of parking in two private lots. 125+ Parking Spaces. Additional curbside parking at the front entrance (Prospect Road) and the side street (Seiberling Avenue).
- Highly visible location in the heart of Peoria Heights downtown.
- Restaurants, shops, and businesses are steps away from the building's entrance.
- Minutes from IL Route 29, IL Route 116, and Route 24.
- Less than a mile from Highway 150 / War Memorial Drive.
- Common Area Restrooms on all levels.
- Passenger elevator and freight elevator.
- Handsome wood paneled lobby.
- Main stairway and back stairway with access to all levels.

## OFFER SUMMARY

LISTING PRICE: \$2,900,000

Building Size: 45,756 Square Feet

Lot Size: 1.76 Acres

Parking: 125+ Private Parking Spaces

Zoning: B-4

Incentives: TIF District !

Business Development District (BDD)

Nearest Airport: Peoria International Airport

Nearest Highway: 1-74 3.7 miles

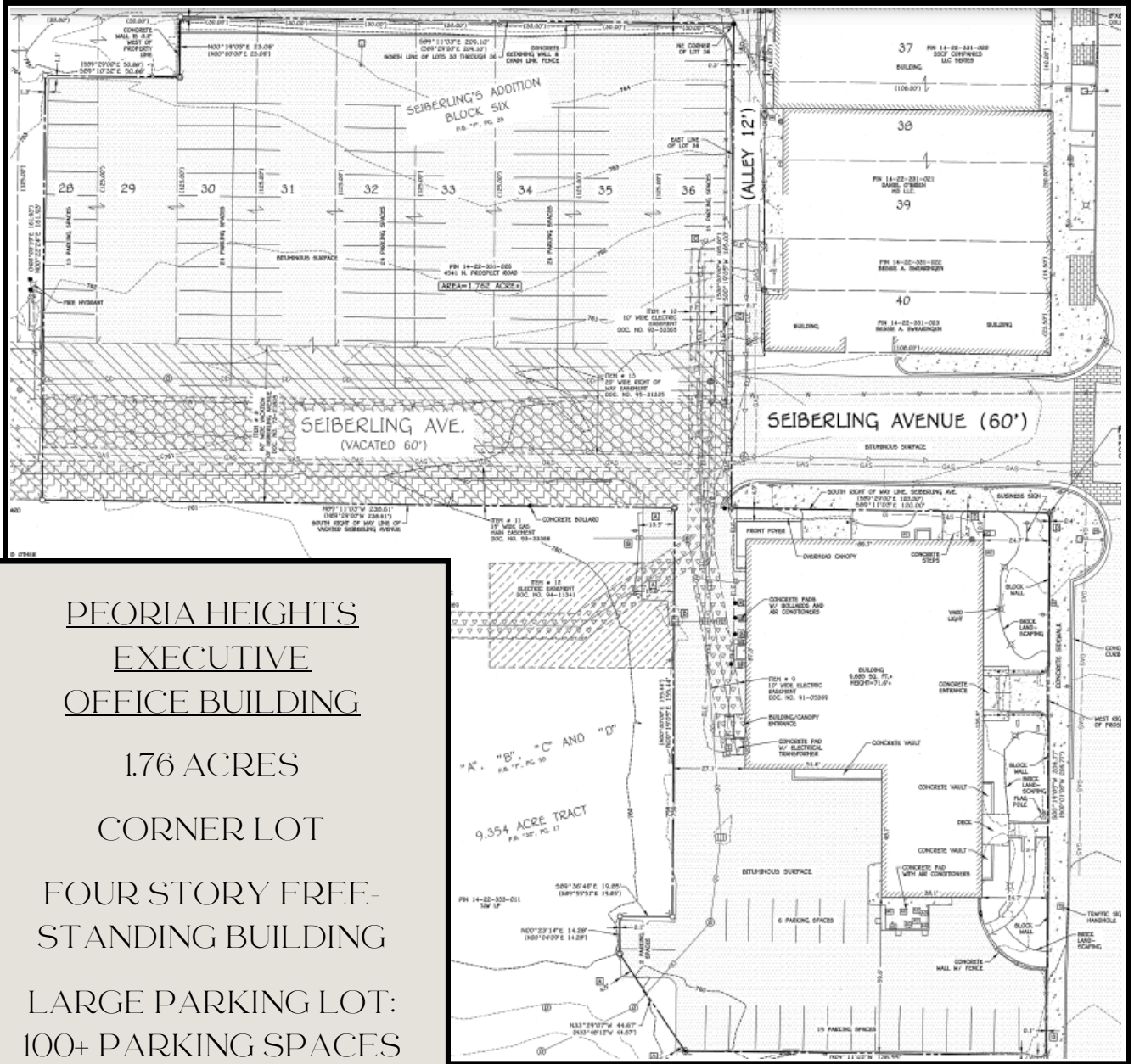
Highway 150 Less than one mile





# THE PROPERTY

## ALTA SURVEY



PEORIA HEIGHTS  
EXECUTIVE  
OFFICE BUILDING  
1.76 ACRES  
CORNER LOT  
FOUR STORY FREE-  
STANDING BUILDING  
LARGE PARKING LOT:  
100+ PARKING SPACES  
SMALL PARKING LOT:  
25+ PARKING SPOTS  
TOPOGRAPHY: LEVEL  
ZONED: B-4

# OUR OFFERINGS

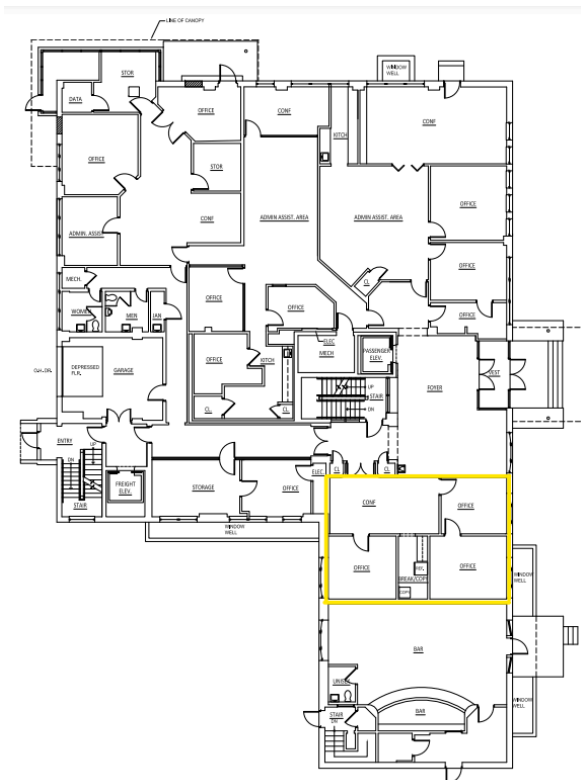
OFFICE SPACE FOR LEASE ON GROUND FLOOR



## SUITE 102B

AVAILABLE SQUARE FEET: 963 SQUARE FEET  
LEASE RATE: \$18.00 SF/YR (NNN)

FEATURES: BEAUTIFUL WOOD PANELING WITH CURVED  
CORNER ENTRANCE  
OPEN RECEPTION AREA  
KITCHENETTE WITH AMPLE CABINET  
STORAGE AND PLENTY OF SPACE FOR A  
FULL-SIZED REFRIGERATOR  
HANDSOMELY APPOINTED PRIVATE OFFICES





# OUR OFFERINGS

OFFICE SPACE: NEWLY RENOVATED SUITE TO PENTHOUSE

## SUITE 200

AVAILABLE SQUARE FEET: 2,355 SQUARE FEET  
LEASE RATE: \$20.00 SF/YR (NNN)



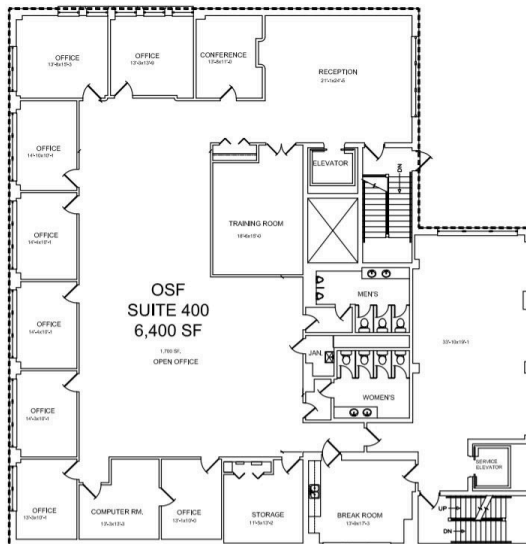
FEATURES: NEWLY RENOVATED OFFICE SUITE WITH GLASS-FRONTED PRIVATE OFFICES, LARGE CONFERENCE EXPERIENCE CENTER, AND AN OPEN WORKSPACE AREA. ALL WITH EXCEPTIONAL NATURAL LIGHT AND VIEWS. 2ND FLOOR TENANTS ENJOY THE USE OF A LARGE RECEPTION AREA, NICELY UPDATED MEN'S AND WOMEN'S RESTROOMS, AND LARGE KITCHEN BREAKROOM.

## SUITE 400

AVAILABLE SQUARE FEET: 6,400 SQUARE FEET  
LEASE RATE: \$16.00 SF/YR (NNN)



FEATURES:  
TOP FLOOR PENTHOUSE VIEWS  
LARGE FOYER/RECEPTION  
10+ EXECUTIVE OFFICES  
OPEN WORK AREAS FOR SUPPORT STAFF AND CREATIVE TEAMS  
LARGE CONFERENCE ROOM  
FULL-SIZED KITCHEN WITH SEATING  
PRIVATE RESTROOMS  
COPIER ROOM AND STORAGE



# THE PEORIA HEIGHTS EXECUTIVE OFFICE BUILDING

4541 N PROSPECT RD, PEORIA HEIGHTS, IL 61616

FOR SALE \$2,900,000

Welcome to the Village of Peoria Heights Business District!

Enjoy the City convenience with a Village charm.

The variety of businesses and the independently-owned retail stores and restaurants are what makes this such a unique location.

Tenants and Visitors enjoy the ease of parking, the thriving and the safe environment. The business district is proud to offer such a walkable and friendly area with parks, bike trails and an overall healthy and active lifestyle.



## PEORIA HEIGHTS BUSINESS DISTRICT





---

## NDA REQUIRED FOR SHARING OF MATERIALS

JULIE BIELFELDT, BROKER  
KELLER WILLIAMS PREMIER REALTY

C: 309-360-6686  
E: JULIE.BIELFELDT@KW.COM

---

CALL FOR A SHOWING