

FOR LEASE - 1,500 SQ/FT END CAP

*Redevelopment of 1932 Larkin Service Station for Downtown Executive CrossFit
Downtown Peoria's first fully permeable interlocking concrete paver parking lot.*

428 SW WASHINGTON STREET
Peoria, Illinois



For leasing information, please call



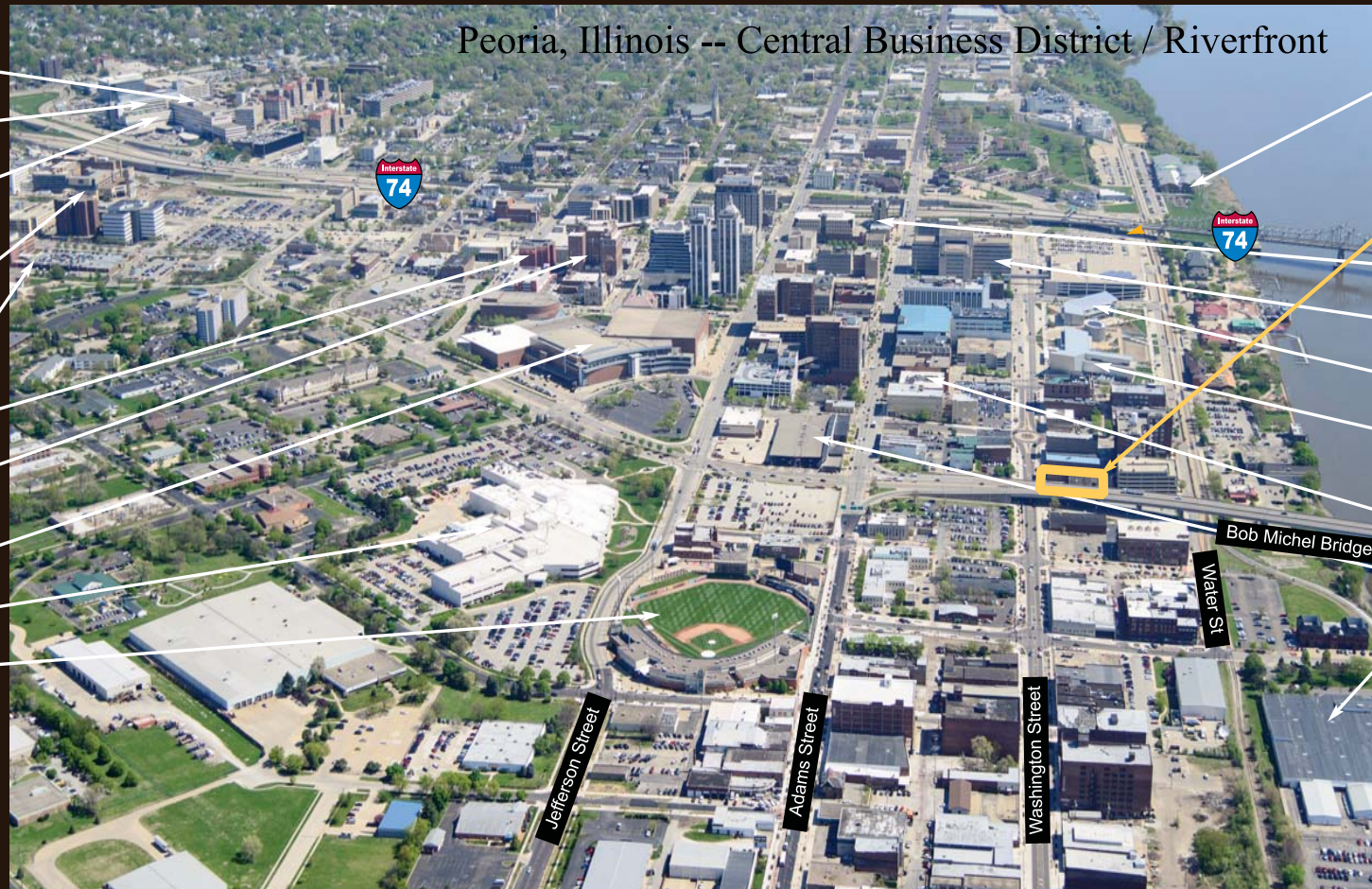
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Peoria, Illinois - Aerial View

Peoria, Illinois -- Central Business District / Riverfront



- OSF Saint Francis Medical Center
- St. Jude Children's Research Hospital
- Jump Trading Simulation & Education Center
- Methodist Medical Center
- University of Illinois College of Medicine
- New Courtyard by Marriott
- New Full Service Marriott Hotel and Conference Center
- Peoria Civic Center & Theatre
- Caterpillar World Training Center
- Peoria Chiefs - Dozer Park

- RiverPlex Recreation & Wellness Center
- Future Caterpillar World Headquarters
- 428 SW WASHINGTON ST**
- Mark Twain Hotel
- Caterpillar World Headquarters
- Caterpillar Museum & Visitor's Center
- Peoria Riverfront Museum & Planetarium
- Caterpillar LD Building
- CityLink Transit Center
- US Post Office, Peoria Main Branch

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428 SW WASHINGTON STREET



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428 SW WASHINGTON STREET



Source: Illinois Department of Transportation, 2016

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Redevelopment of 1932 Larkin Service Station for Downtown Executive CrossFit



CrossFit Peoria - 428 SW Washington Street



1,586 SQ/FT Available

Downtown Peoria's first fully permeable interlocking concrete paver parking lot.

FREE
Independently Owned for an Independent Voice Since 1977
COMMUNITY WORD

www.TheCommunityWord.com

July 2015

Rethinking a lot . . . a parking lot

by Clare Howard

Les Cohen firmly believes part of the solution to Peoria's combined sewer overflow problem lies in rethinking the notion of parking lot.

He recently replaced the old asphalt lot at his building at 428 SW Washington Street with a permeable paved surface.

"This is Peoria's only 100 percent permeable paver parking lot in the downtown area," Cohen said, standing on the brick/umber/sienna colored surface. "No water from this lot ends up in the storm sewer system."

Peoria is facing a mandate from the U.S. Environmental Protection Agency to cease dumping raw sewage into the Illinois River, a phenomenon that happens when combined sewers are filled with storm water. Measures that reduce storm water from entering the combined sewer system, such as well designed permeable paver surfaces, leaves more capacity for sewage. Currently, the city is dumping about 160 million gallons a year of sewage into the river.



Several clients walk into CrossFit Peoria, 428 SW Washington St., as Les Cohen, left, and Chris Joos discuss vegetation for the planters bordering this new permeable paver parking lot. Cohen said he selected the color of the paver surface to match the bricks used for the 1930's building that once housed Larkin Service Station. The color of pavers defining the parking spots was selected to match limestone on the building façade. Cohen selected a graphite colored paver to define the border of the lot. One of the deep-rooted plants he and Joos are discussing for the bordering vegetation is Karl Foerster reed grass.

Cohen's new lot has been designed and constructed to take 8 inches of rain a day without saturation, said Chris Joos, owner of Joos Lawnscaapes that installed the parking lot.

"I am so done with asphalt," said Cohen who cited problems with asphalt's petroleum, pollution, maintenance and runoff problems.

Asphalt also adds to the heat trapped over cities. The permeable lot at 428 SW Washington Street will actually cool the surface of the lot and the surrounding air because a detention pond under the surface traps water that cools as it evaporates.

Cohen also had a permeable paver lot installed at his company's West Lake Shopping Center. That lot was installed to replace an asphalt lot that was connected to the storm sewer system. Cohen's new downtown lot is not connected to the sewer system.

"This downtown lot is an important example for storm water management, especially since this area is so close to the Illinois River," he said.

The cost of the lot was \$34,000, he said. He has received no assistance in covering that cost, he said, despite the mitigation this construction provides for the overflow problem.

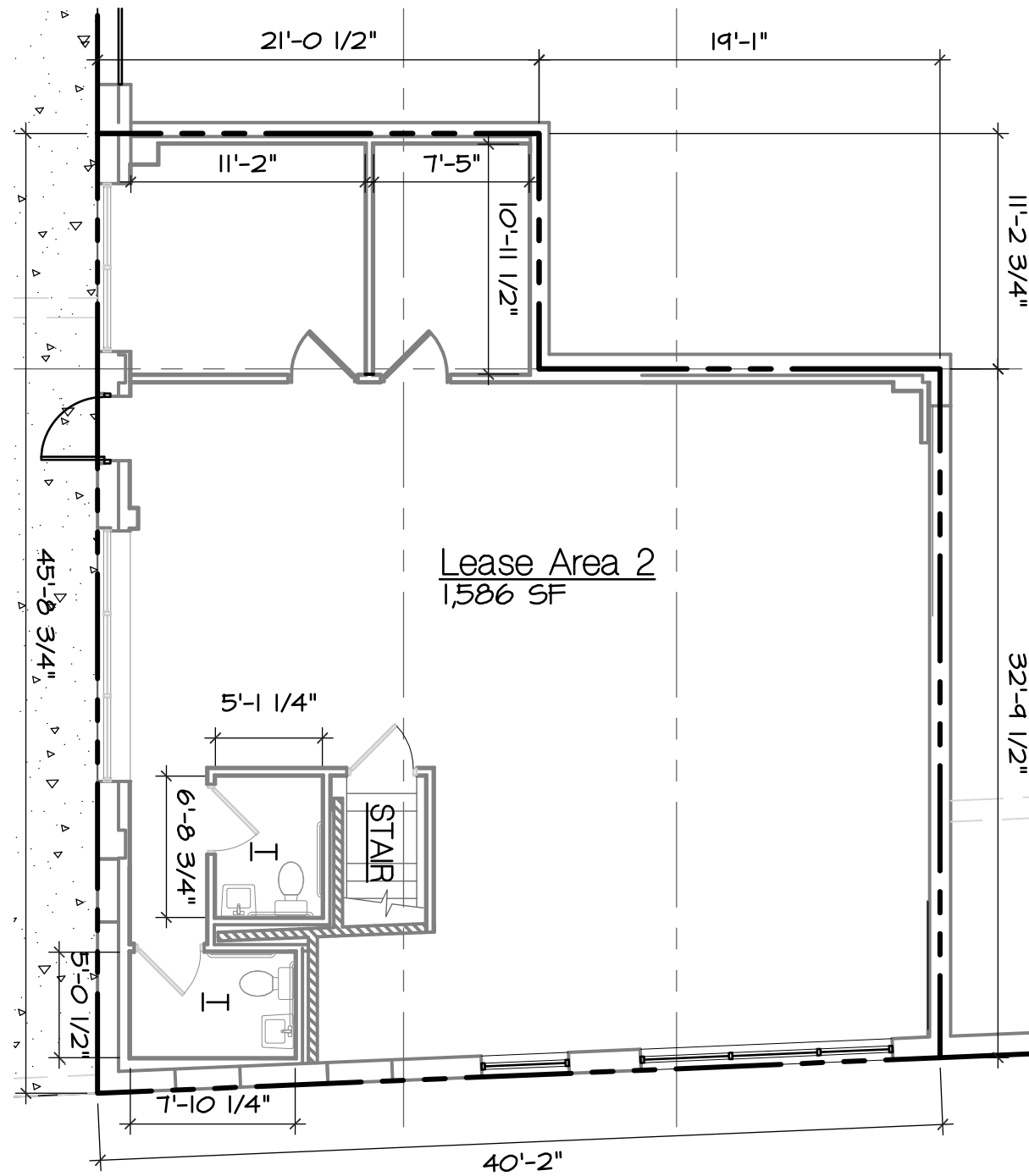
Joos said he's currently talking with about five property owners in the area who are considering permeable parking lots.

"Considering Peoria's CSO problem, we should have 100 projects in the works," Joos said.

He is expecting the manufacturer of the paver system, Belgard, to schedule a demonstration in the near future of the lot's permeability by dumping several fire trucks of water on the lot and measuring the water filtering through the system.



Space Plan



428 SW Washington Street

Lease Area 2

Size: **1,586 SF**

Architect:
Architectural Research & Design

Drawn By: AR&D, BJJ
Checked By: CLF

Date: 13 MAY 15

Dimensions are to lease line and are rounded up to the nearest inch. Area Calculations are based upon lease line.

This Document identifies the perimeter configuration of the lease space only and shall not be used for construction. It is the responsibility of the Tenant to verify all dimensions and conditions prior to commencement of design drawings. Any discrepancies shall be brought to the attention of the Mall Management.