



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## ATTRACTIVE MEDICAL/ OFFICE SPACE FOR LEASE

\$13.00 / SF / NNN

**FOR LEASE**



### 3308 W. Chartwell Rd.,

Peoria, IL 61614

**4,000 SF**

**MULTI-FAMILY**

#### LEASE PRICE

\$13.00 / SF

#### LEASE TYPE

NNN

#### AVAILABLE SF

4,000 SF

#### ZONING

C-3

#### TAX PIN

13-12-479-003

#### NNN CHARGES/ SF

\$5.15

### PROPERTY DESCRIPTION

Underbuilding parking garage with 4 spaces for employees. Exterior parking for patients/ client parking, served by elevator. Available 4,000 SF of space includes 3 bathrooms, numerous exam rooms, 2 executive offices, a meeting room and file storage rooms, plus miscellaneous space. Owner occupied building (Retina Specialists) plus Endodontic Specialists. Facilities Manager on site.

Additional General Property Information:  
Showings by appointment only.

### AREA DESCRIPTION

Visible from War Memorial Dr., and 1/2 mile from Interstate 6 access.



#### BRUCE ALKIRE

309.696.7391

[balkire@cbcdr.com](mailto:balkire@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## ATTRACTIVE MEDICAL/ OFFICE SPACE FOR LEASE

\$13.00 / SF / NNN

**FOR LEASE**

### INTERIOR



**BRUCE ALKIRE**  
309.696.7391  
[balkire@cbcdr.com](mailto:balkire@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



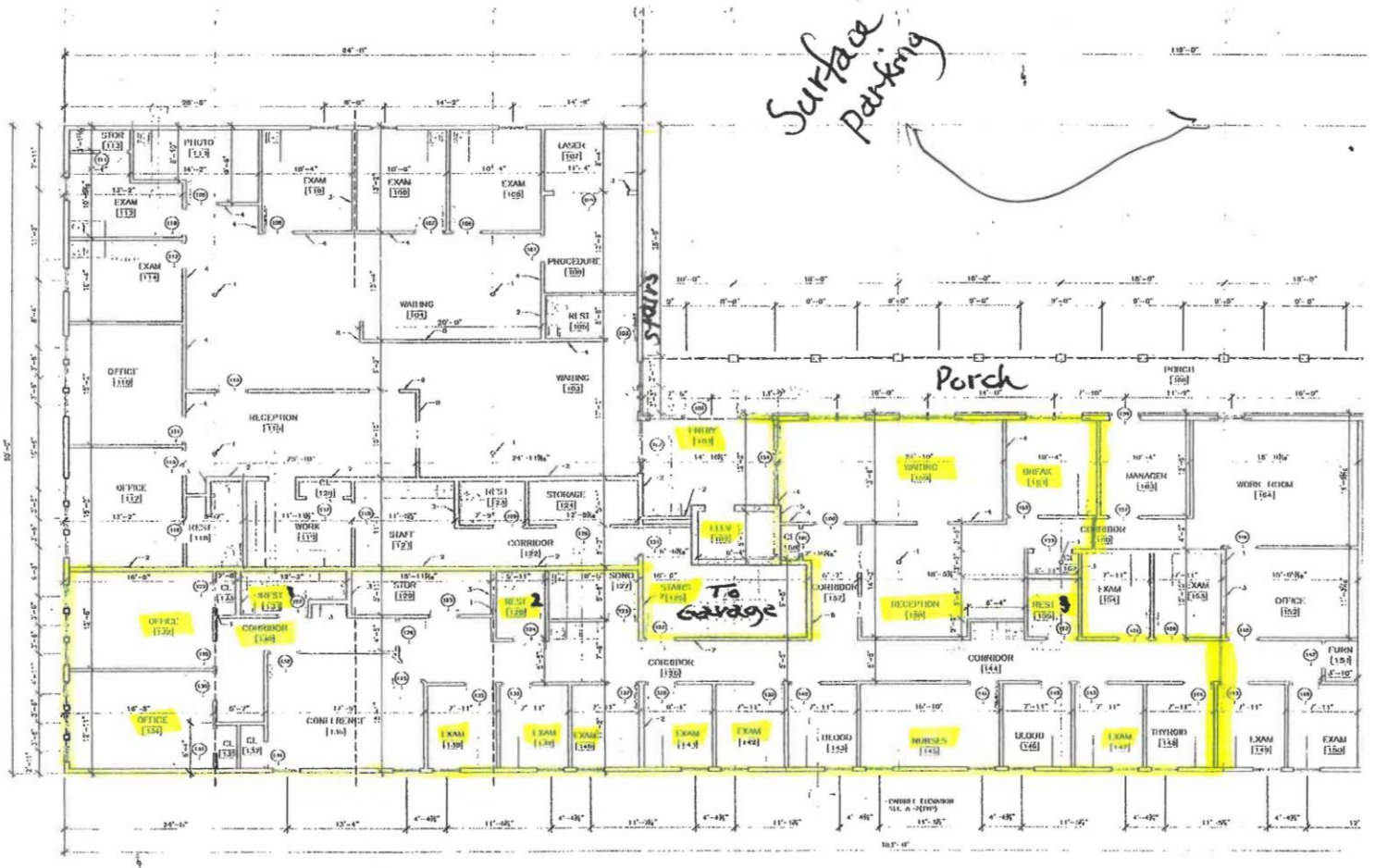
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**ATTRACTIVE MEDICAL/ OFFICE SPACE FOR LEASE**

\$13.00 / SF / NNN

**FOR LEASE**

**FLOOR PLAN**



**BRUCE ALKIRE**  
309.696.7391  
[balkire@cbcdr.com](mailto:balkire@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.