

# WAREHOUSE DISTRICT

## 800 SW ADAMS ST - PEORIA



# FOR LEASE:

915 - 10,200 SF MULTI-USE SPACE  
\$15.00 PSF - NNN

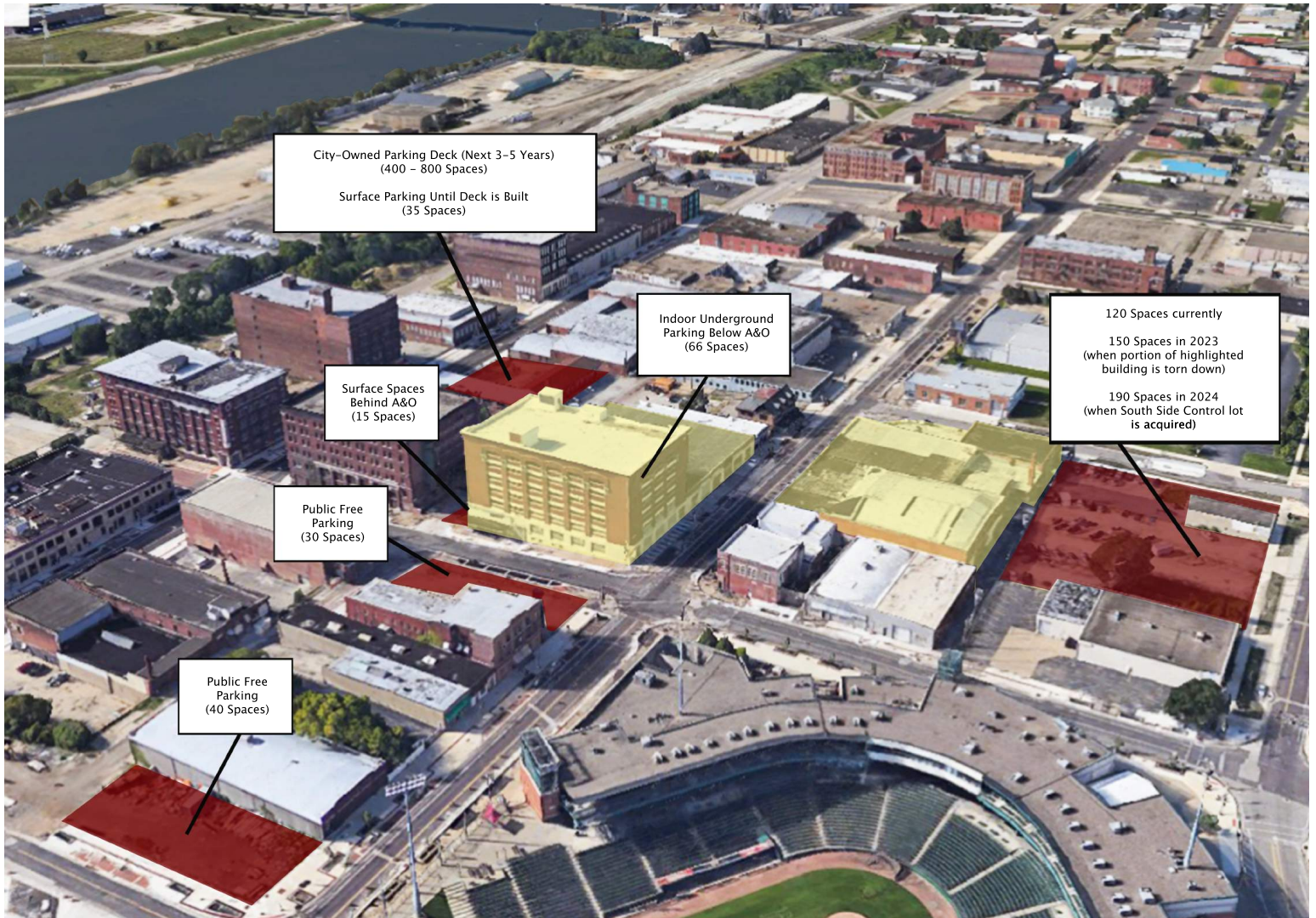
## PROPERTY FEATURES

- Multi-use historical redevelopment in-progress in Peoria's Warehouse District.
- Retail/Restaurant, Office, Flex and Residential space available for lease.
- Building will house 90 luxury apartments within the next year.
- Located across the street from Dozer Park with neighboring businesses including Zion Coffee, Sugar Wood-fired Bistro and Thyme among others.
- 1/2 mile from OSF's new headquarters.
- Exposed brick and concrete loft style building.
- Additional space available at 825 Adams across the street. Call for more details.

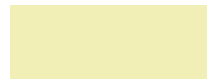




**SURROUNDING PARKING OPTIONS**



**Outdoor surface parking lot**



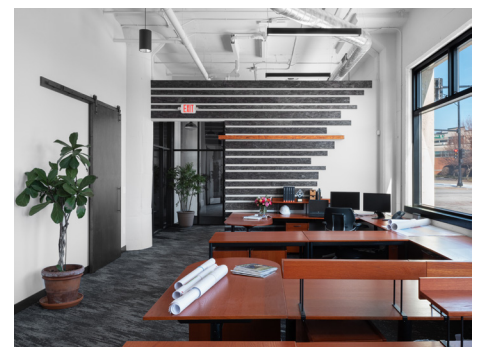
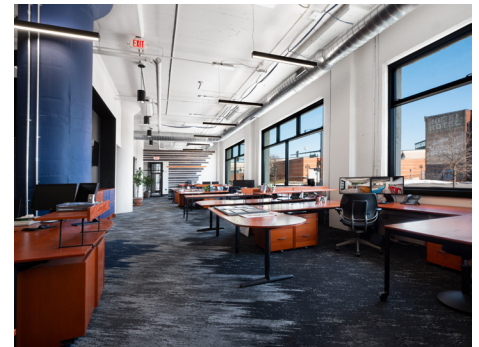
**Indoor/Underground parking deck**

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- 800 Adams is the former Federal Building and is a six story century old impeccably maintained property.
- This is the tallest building in the Warehouse District and offers prime views of the river and surrounding skyline.
- 810 Adams is the former Mitchell Fabrics building and is adjoining to 800 Adams. Over 10,200 SF of street retail space available.
- Baldwin Construction is committed to injecting new and creative life into Adams and Oak with a vision of this intersection being the epicenter of downtown entertainment.

Below photos are of existing tenant spaces that were recently built out.



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## PROPERTY DETAILS

PROPERTY TYPE	MULTI-USE SPACE - RETAIL/OFFICE/FLEX/ RESIDENTIAL APARTMENTS
SPACE AVAILABLE	SUITE 103 - 2,250 SF SUITE 105 - 4,695 SF SUITE 106 - 4,610 SF SUITE 107 - 915 SF 810 ADAMS - 10,200 SF
ZONING	WAREHOUSE DISTRICT
YEAR BUILT	1917
YEAR RENOVATED	2020
PARKING	UNDERGROUND & SURFACE LOTS
LEASE RATE	\$15.00 PSF, NNN



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