

COMMERCIAL BUILDING

207 SW ADAMS ST - PEORIA



**One year FREE base rent.
Tenant only pays NNN expenses!**

FOR SALE or LEASE:

11,096 SF RETAIL/OFFICE SPACE
NEGOTIABLE SALE & LEASE PRICE

PROPERTY FEATURES

- 11,096 SF fully sprinklered office building for sale or lease in the heart of downtown Peoria.
- Entire space is located on the main level of the building underneath a city parking deck.
- Currently laid out with a reception area, nearly 40 private offices, conference room, and an open work area.
- There is an additional small office/retail area to the east of the main entrance with its own private entrance off of Adams.
- Formerly occupied by a real estate office and Ameren Cilco.
- B1 zoning allows for office, retail, restaurant and many other potential commercial uses.
- City is responsible for all exterior maintenance including the roof.



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Joseph & Camper
COMMERCIAL



PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL
YEAR BUILT	1982
TOTAL BUILDING	11,096 SF
ZONING	B-1
TAXES (2024)	\$5,481.48
SALE & LEASE PRICE	NEGOTIABLE
LEASE INCENTIVES	ONE YEAR FREE BASE RENT. TENANT ONLY PAYS NNN EXPENSES. (Minimum three-year lease with all other terms agreeable.) Call agent for details.



*** Located within the Rivers Edge Redevelopment Zone and the Downtown Conservation District. ***

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