



2401 WEST PEORIA AVENUE



# AVAILABLE FOR LEASE

*Suites Ranging from  $\pm 3,534$  to  $\pm 29,340$  SF*

EXCLUSIVELY OWNED BY:



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## FEATURES



Class A, 3-Story  
±102,606 SF Building



New Lobby Improvements



Suites Ranging from  
±3,534 SF to 29,340 SF



Parking: 5.5/1,000 RSF,  
Covered Canopy Stalls Available



Large Efficient ±35,000 SF  
Floor Plates



Institutional Ownership



Numerous Signage Opportunities





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## LOCATION



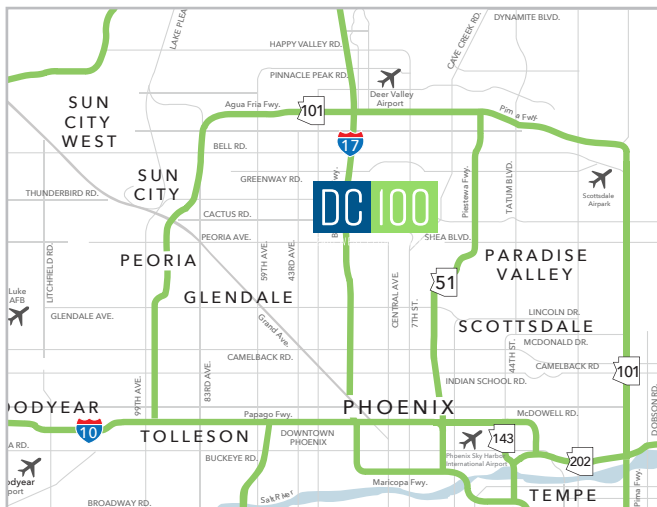
Full Diamond Access from  
Peoria at I-17



Surrounded by Retail,  
Restaurants, and Hotels



Abundant Labor Base,  
±175,000 Workers within  
5 Mi Radius





## 5-MILE DEMOGRAPHICS



POPULATION

429,418



MEDIAN HOUSEHOLD  
INCOME

\$54,725



HOUSHOLDS

164,542



WHITE COLLAR

64%



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