

1315 W COMMERCE DRIVE

PEORIA, IL 61615

MULTI-TENANT OFFICE INVESTMENT

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BROKER OWNED



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LOCATION DESCRIPTION

Position your firm for success in this premier 12,176 SF professional building, perfectly situated in Peoria's thriving north-side business corridor. This strategic location offers exceptional corporate visibility alongside top-tier medical and professional neighbors, combined with immediate access to major regional transit veins for effortless employee and client commuting. Just minutes from the premier dining, shopping, and lifestyle amenities at the Shoppes at Grand Prairie, the property features seamless regional connectivity, an expansive dedicated parking lot, and a secure, modern entrance designed to project turnkey professionalism for corporate headquarters, medical practices, or collaborative teams.

PROPERTY HIGHLIGHTS

- 12,176 SF multi-tenant office building
- 88% occupancy with long-term leases in place
- Two recently signed long-term leases with 5-year renewal options
- Ample parking for both employees and customers
- Well maintained and attractive building exterior
- Broker owned

OFFERING SUMMARY

Sale Price:	\$1,644,947
Number of Units:	3
Lot Size:	1.15 Acres
Building Size:	12,176 SF

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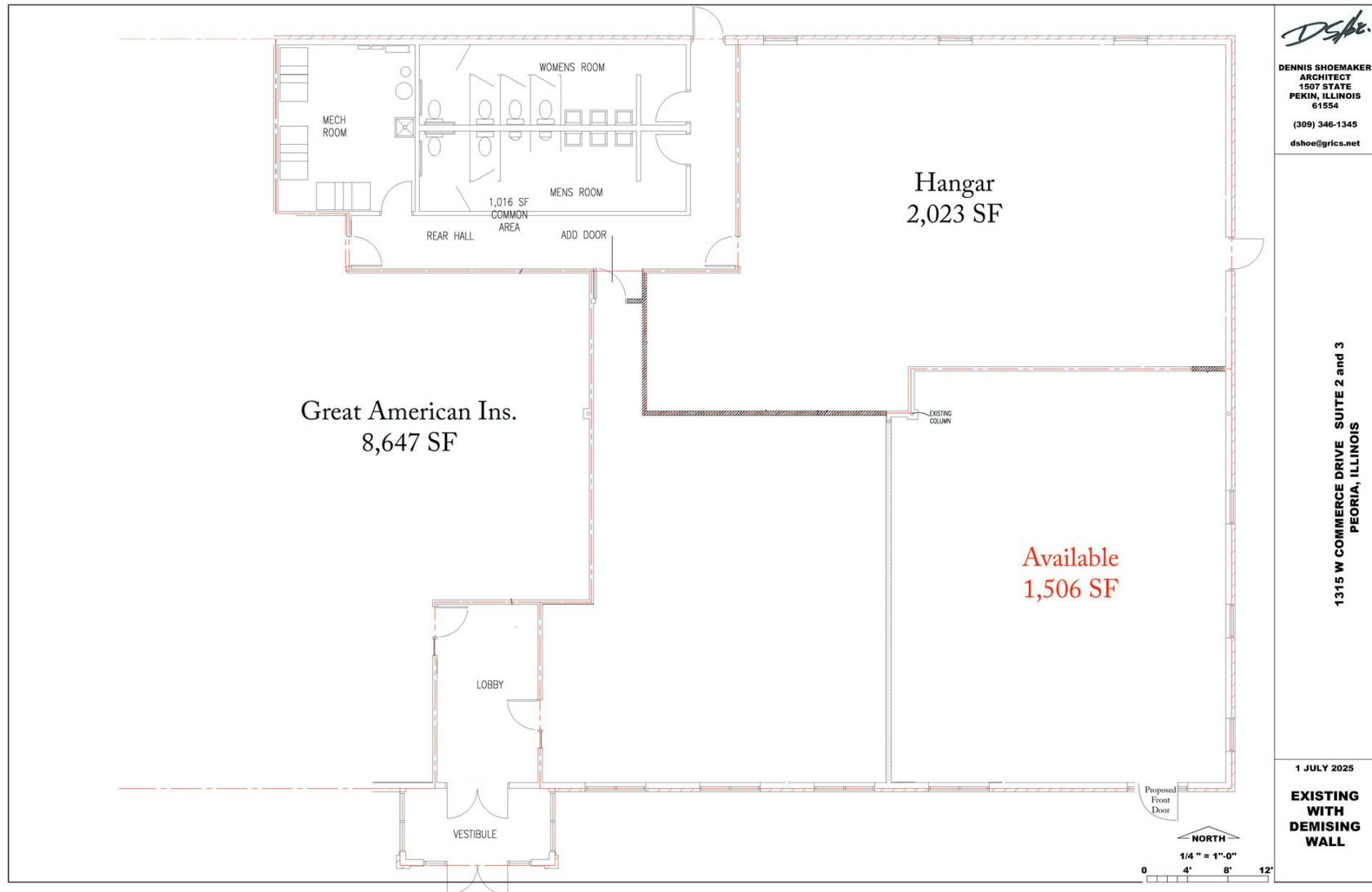
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