

# 7707 N. KNOXVILLE AVENUE

PEORIA, IL 61614



## PROPERTY DESCRIPTION

Newly renovated office space for lease in a Class A office building. Conveniently located in North Peoria near the intersection of Knoxville Ave (Route 40) and Pioneer Parkway, this buildings offers excellent visibility, high traffic counts, an attractive atrium, shared workout facilities/fitness center, video messaging boards, patio space, back up power generators, Starlink internet, and monument signage. The common area maintenance (CAM) estimates include the amenities of a Full-Service Lease - heating, cooling, general maintenance to the Premises, electric and lighting systems, plumbing, pest control, energy efficient LED parking lot and building lighting, and UPS Drop Box on site.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	491 - 8,826 SF
Building Size:	38,549 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	554	2,599
Total Population	458	1,201	5,607
Average HH Income	\$113,090	\$118,869	\$97,233



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CommercialPeoria.com

Office: 3622 N Knoxville Ave  
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FOR LEASE

OFFICE BUILDING

COMMON AREAS

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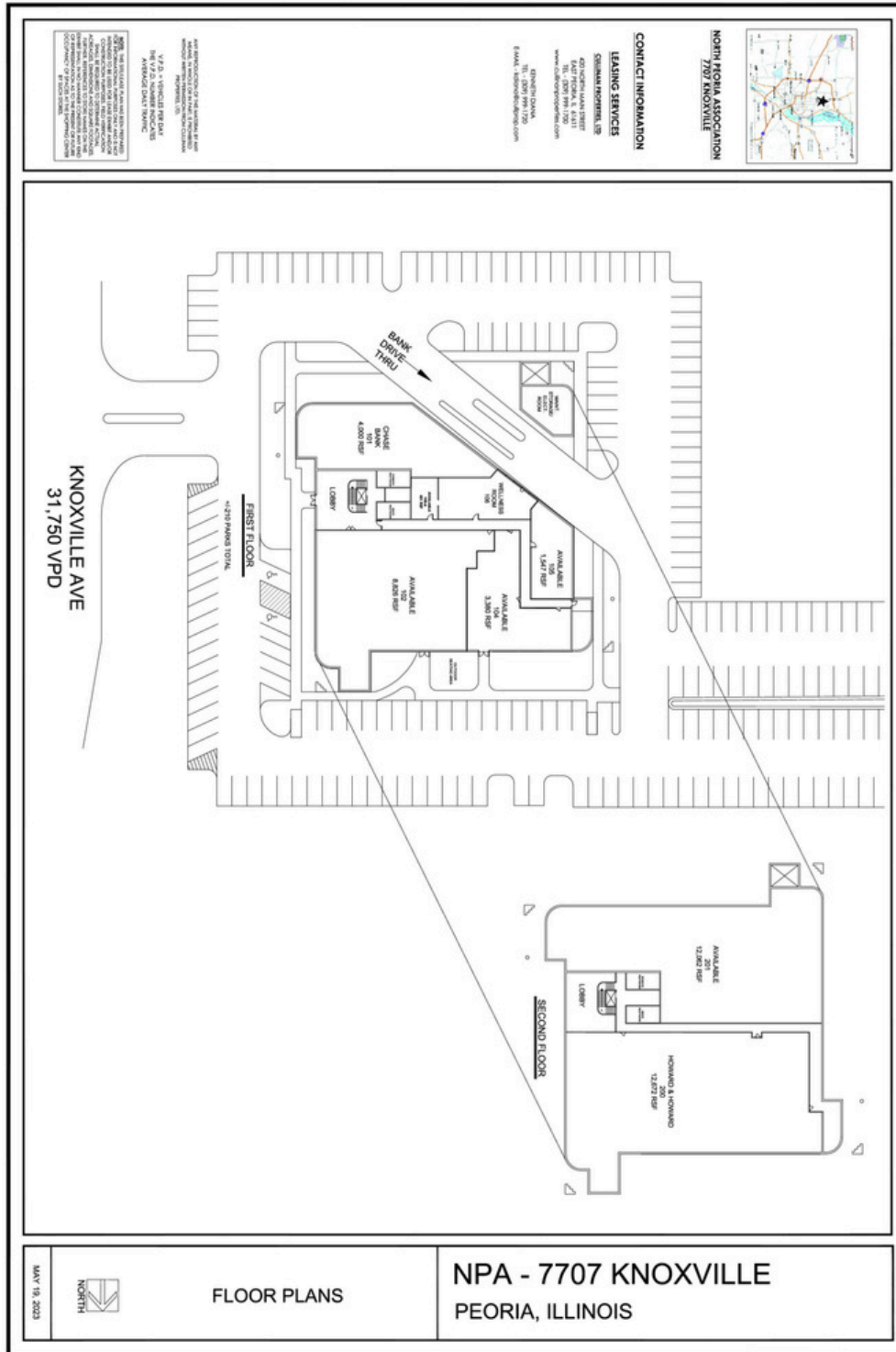
FOR LEASE

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SITE PLANS

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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102	Available	8,826 SF	NNN	Negotiable	This specific unit is 8,826 sq. ft. on the main floor with a direct entrance from the atrium. It features 13 private offices, a large cubicle area, full kitchen, private lobby/reception, multiple entrances, and a large conference room. Cubicles, office and conference room furniture can be negotiated in the lease.
104	Available	3,380 SF	NNN	Negotiable	This specific unit is 3,380 sq. ft. on the main floor with both an interior and private, exterior entrance. It features 3 private offices, a large workroom/cubicle area, kitchenette, conference room, and a large conference room. Cubicles, office and conference room furniture can be negotiated in the lease.
106-A	Available	491 SF	NNN	Negotiable	This specific unit is 491 sq. ft. on the main floor that consists of four rooms, and would be ideal for a small office or single employee business.
201-B	Available	7,290 SF	NNN	Negotiable	This specific unit is 7,290 sq. ft. on the second floor that consists of 8 private offices, a 1,000 sq. ft. training/conference room, kitchen and breakroom area, cubicle space with 6 desks, and utility/storage room. The unit has multiple entrances and can be accessed by ADA elevator or stairwell.



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FOR LEASE


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SUITE 102

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SUITE 104

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SUITE 106-A

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SUITE 201-B

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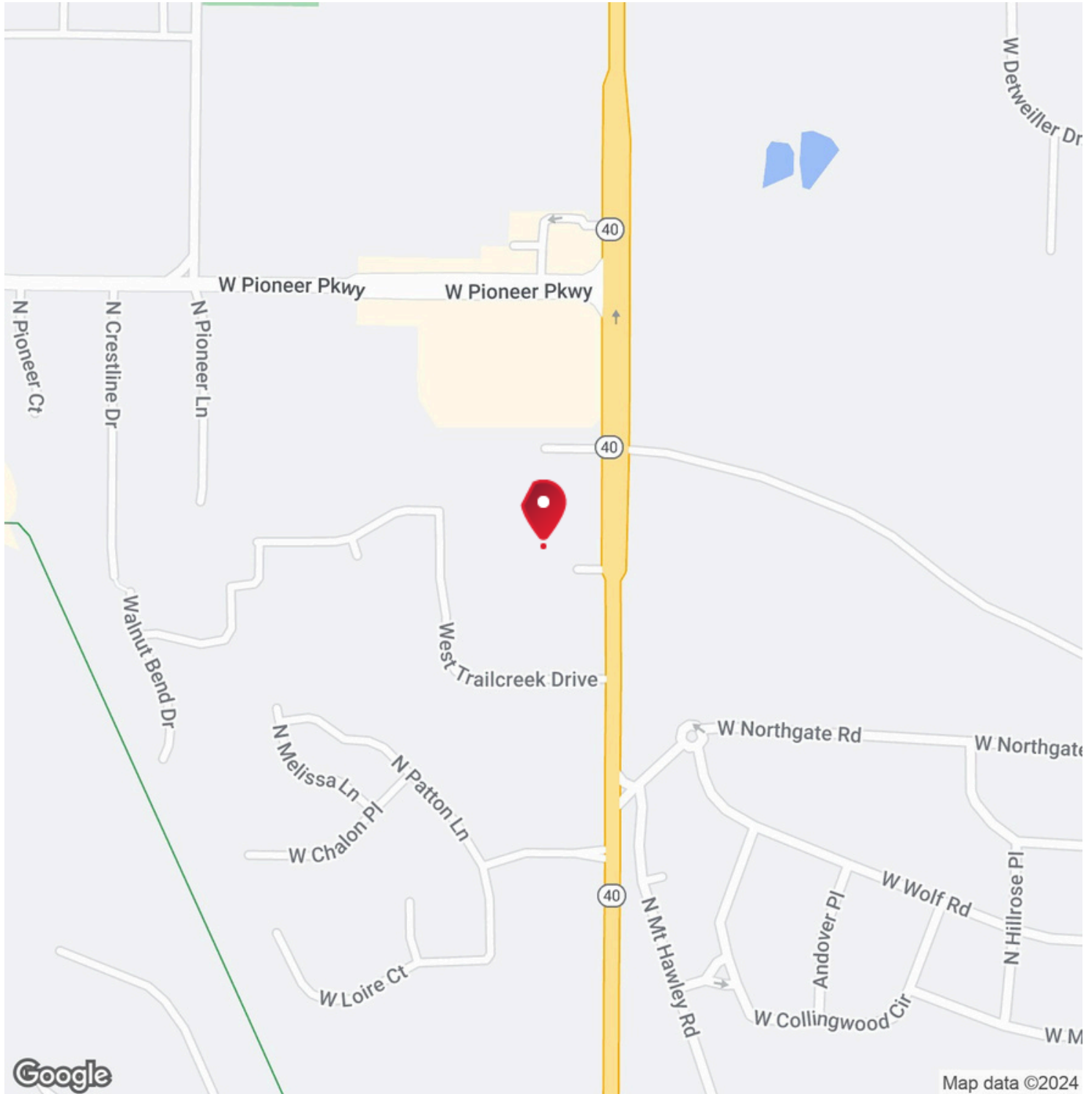


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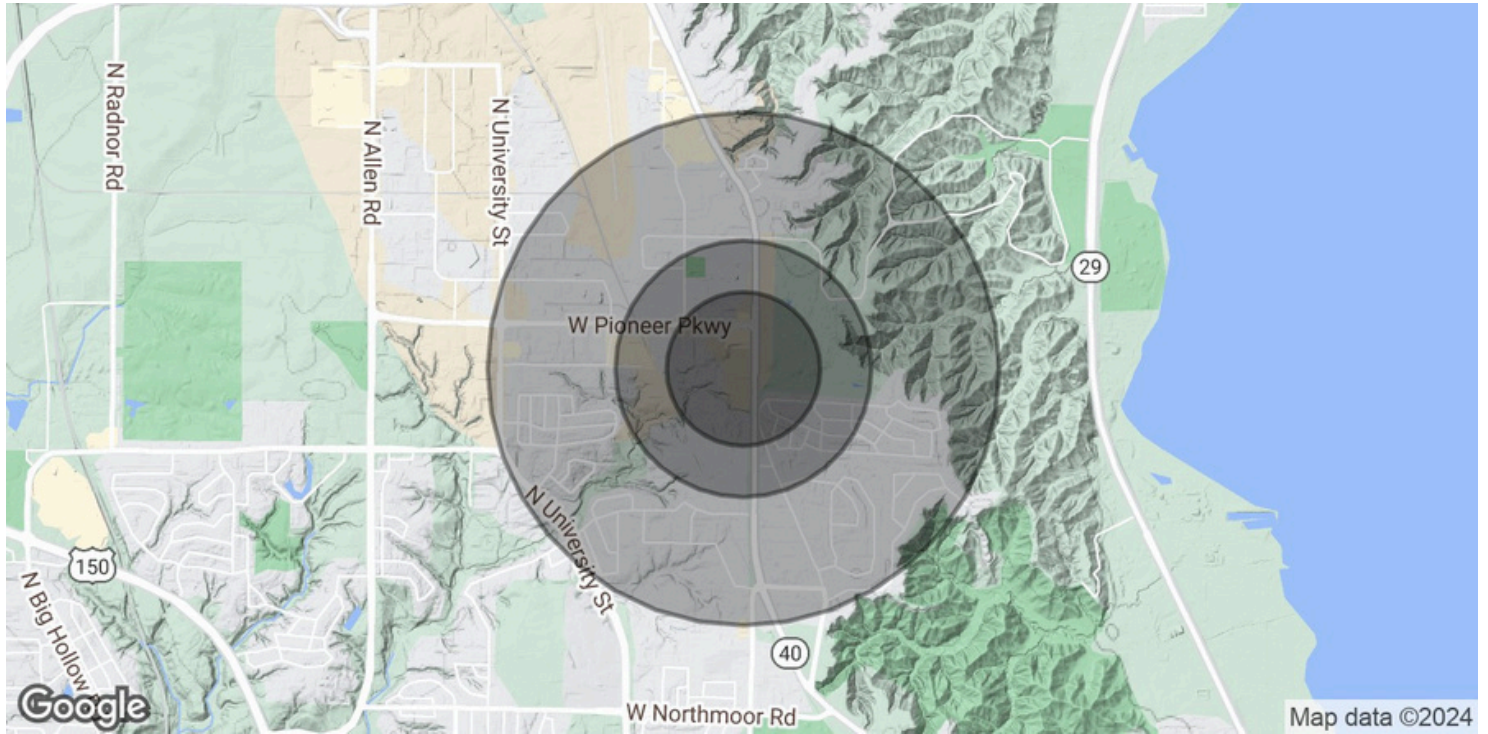
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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	458	1,201	5,607
Average Age	47	47	44
Average Age (Male)	45	45	43
Average Age (Female)	49	49	46

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	554	2,599
# of Persons per HH	2	2.2	2.2
Average HH Income	\$113,090	\$118,869	\$97,233
Average House Value	\$207,920	\$221,185	\$206,064

Demographics data derived from AlphaMap

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## About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.

