



1359 W Garfield Avenue Unit A-1

\$9 / SF

PROPERTY DESCRIPTION

The O'Bryan & Ball commercial Team have been exclusively retained to lease 1359 W Garfield Avenue – a office/retail unit located in the Bartonville Square/Krogers Shopping Center. The 1-story, office/retail space is 4,254 SF and has 9ft ceilings throughout. The space features three restrooms, 9-10 offices, workspaces, and rear exit/loading door. Unit A-1 is one of multiple spaces in the retail center. Other tenants include Krogers, Q Nails, Pizza Hut, McDonald's, and Big Mike's donuts. The center also benefits from abundant parking w/ 377+ total spaces.

LISTING METRICS

4,254
TOTAL SQUARE FEET

C-3
ZONING

NET
LEASE TYPE

\$3.36/SF
PASSTHROUGH

**AVAILABLE FOR
IMMEDIATE OCCUPANCY**

Mike O'Bryan

Justin Ball
Tel: (309) 323-0399
justinashbyball@gmail.com

Jessica Ball
Tel: (309) 363-2929
jessicaball@remax.net

Michael Kolbus
Tel: (309) 258-7746
mkolbus@remax.net

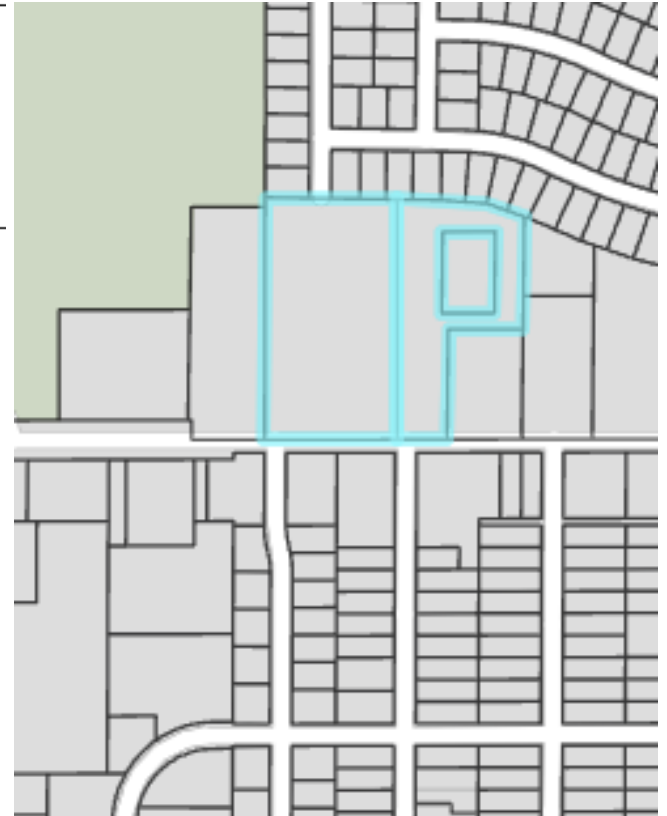


PROPERTY DESCRIPTION

ADDRESS	1359 W Garfield Ave
CITY / STATE / ZIP	Bartonville, IL 61607
ZONING	C-3

BUILDING INFORMATION

PROPERTY TYPE	Office / Retail
CEILING HEIGHT	9ft
STORIES	1
TOTAL GROSS SF	4,254
OFFICES	10
BATHROOMS	3



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Michael Kolbus
Tel: (309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

EXTERIOR PHOTOS



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Michael Kolbus
Tel: (309) 258-7746

INTERIOR PHOTOS



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Michael Kolbus
Tel: (309) 258-7746





O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



Mike O'Bryan
President; RE/MAX Commercial
Lic #471.006473



Jessica Ball
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@remax.net
Lic #475.175281



Justin Ball
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@remax.net
Lic #475.175281



Michael Kolbus
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@remax.net

www.CommercialPeoria.com

3622 N Knoxville Avenue, Peoria, IL 61603