



456 Fulton Street Suite 255

\$2,725 / MO

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to lease 3,111 SF of premium, downtown office space on the second floor of the Twin Towers Plaza. Suite 255 is ideal office space for attorney, accountants, or other professionals and is within walking distance to City Hall, Federal & County Courthouses, Downtown Peoria entertainment venues, hotels, bars/restaurants, and a wide array of other businesses. The suite has seven (7) private offices, a large conference room, reception area, kitchenette, and storage space. Parking is available in the deck below the building with direct access to the suite via elevator. Lease rate is \$2,725/mo + Ameren utilities (gas & electric). Owners are offering leasing incentives to qualified tenants. Contact listing broker for incentive options and suite floorplans.

LISTING METRICS

OFFICE SPACE FOR LEASE

B-1
ZONING

3,111
SQUARE FEET

GROSS
LEASE TYPE

\$10.50
PRICE / SF

Mike O'Bryan

Justin Ball

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Jessica Ball

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Michael Kolbus

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FLOORPLANS



Mike O'Bryan

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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

EXTERIOR PHOTOS



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

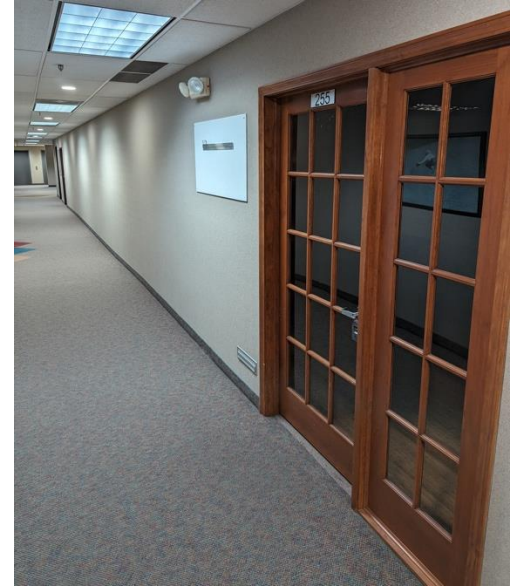
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INTERIOR PHOTOS



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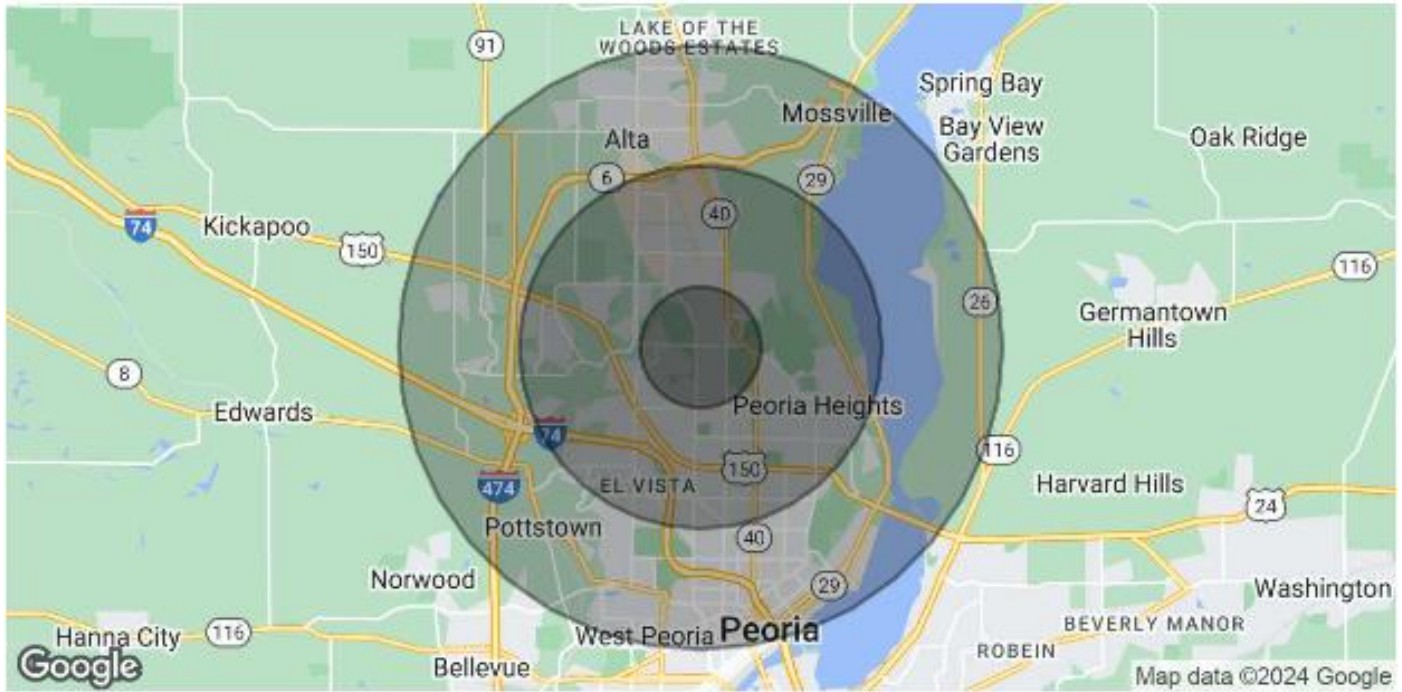
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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