



KELLER STATION

KELLER STATION - MICROSUITES

MICROSUITES FOR LEASE

6035 N KNOXVILLE AVE, PEORIA, IL 61614



OFFERING SUMMARY

Available SF:	118 - 1,853 SF
Lease Rate:	\$ 399.00 - \$ 5,750.00 / PER MONTH
NNN Rate:	\$ 70.00 - \$ 1,056.00 / PER MONTH
Utility Fee:	\$ 50.00 - \$ 500.00 / PER MONTH
Campus Size:	7.09 Acres
Building Size:	64,000 SF
Zoning:	COMMERCIAL

PROPERTY OVERVIEW

KELLER STATION IS OFFERING A UNIQUE ONE-OF-A-KIND OFFICE EXPERIENCE WITHIN THEIR PROFESSIONAL BUILDING BY DEVELOPING MICRO-SUITES WHICH ENABLE SMALL BUSINESSES AND/OR INDIVIDUALS TO LOCATE WITHIN KELLER STATION IN THE CENTER OF THE CITY ALONG HIGHLY TRAVELED KNOXVILLE WHILE HAVING ALL THE AMENITIES KELLER STATION HAS TO OFFER SUCH AS RESTAURANTS, CXT COFFEE CAFE, OUTDOOR DINING, OUTDOOR TABLES FOR MEETINGS AND WORKING OUTSIDE, ADJACENT TO ROCK ISLAND TRAIL FOR WALKING MEETINGS OR JUST TAKING A BREAK. MICRO-SUITES WILL BE OFFERED ON THE 2ND FLOOR OF BUILDING 1 WHICH IS CONNECTED TO SOME OF THE GREAT FOOD VENDORS AT KELLER STATION SUCH AS CXT COFFEE AND THE MISSING ZITHER LIBATIONS LOUNGE AND MORE COMING IN 2024!!

MICRO-SUITES WILL HAVE ACCESS TO THE KELLER STATION COLLABORATION WELLNESS LOUNGE, AN AREA WHERE TENANTS CAN COLLABORATE WITH THEIR TEAM OR CLIENTS OUTSIDE OF THEIR MICRO-SUITE OFFICE AREA. ALL UTILITIES ARE INCLUDED WITHIN THE RENT SCHEDULE WHICH INCLUDE AMEREN (ELECTRICAL AND GAS), I3 BROADBAND (INTERNET), PRINTING SERVICES, SHREDDING SERVICES, AND MORE!

PROPERTY HIGHLIGHTS

- RENT, NNN & UTILITIES ALL IN ONE PACKAGE!
- SPACE TO FIT ANY NEED AND SIZE
- PERFECT TURN KEY SOLUTIONS FOR ENTREPRENEURS & BUSINESS OWNERS
- COFFEE SHOPS, FOOD AND LOUNGE ON CAMPUS PLUS SHOP!
- STEPS AWAY IN DONOVAN PARK - TAKE YOUR CONFERENCE CALLS ON THE ROCK ISLAND TRAIL, IN THE PARK OR ON ONE OF THE MANY OUTDOOR SEATING AREAS ON THE KELLER STATION CAMPUS.

KATIE KIM

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FLOOR PLAN & IMAGES

KELLER STATION - BUILDING 1 - FLOOR 2

MICROSUITES FOR LEASE

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SHARED SERVICES & AMENITIES

- LAND LINE INTERNET CONNECTION (I3 BROADBAND SERVICE)
- PRINTING & SCANNING SERVICES
- SHREDDING SERVICES (BY COPS)
- WATER SERVICE
- KITCHENETTE - FRIDGE, MIRCOWAVE, SINK, CABINETS FOR STORAGE
- WELLNESS LOUNGES FOR CLIENTS TO WAIT TO MEET WITH YOU OR TO MEET WITH THEM

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SUITE 203A

KELLER STATION - BUILDING 1 - 2ND FLOOR

MICROSUITE FOR LEASE

6035 N. KNOXVILLE AVE, PEORIA, IL 61614



LEASE INFORMATION

Available SF:	150 SF	Building Size:	33,255 SF
Base Lease Rate:	\$485.00 / MONTH	Lease Type:	NNN
NNN Lease Rate:	\$125.00 / MONTH	Lease Term:	1, 2, 3 & 5 year
Utility Lease Rate:	\$ 50.00 / MONTH	Availability Status:	Available September, 2024

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SUITE 203D

KELLER STATION - BUILDING 1 - 2ND FLOOR

MICROSUITE FOR LEASE

6035 N. KNOXVILLE AVE, PEORIA, IL 61614



LEASE INFORMATION

Available SF:	150 SF	Building Size:	33,255 SF
Base Lease Rate:	\$490.00 / MONTH	Lease Type:	NNN
NNN Lease Rate:	\$125.25 / MONTH	Lease Term:	1, 2, 3 & 5 year
Utility Lease Rate:	\$ 50.00 / MONTH	Availability Status:	Available September, 2024

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SUITE 203E

KELLER STATION - BUILDING 1 - 2ND FLOOR

MICROSUITE FOR LEASE

6035 N. KNOXVILLE AVE, PEORIA, IL 61614



LEASE INFORMATION

Available SF:	140 SF	Building Size:	33,255 SF
Base Lease Rate:	\$480.00 / MONTH	Lease Type:	NNN
NNN Lease Rate:	\$110.00 / MONTH	Lease Term:	1, 2, 3 & 5 year
Utility Lease Rate:	\$ 50.00 / MONTH	Availability Status:	Available September, 2024

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LEASE SPACES

KELLER STATION - BUILDING 1 - 2ND FLOOR

MICROSUITES FOR LEASE

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SUITES	TENANT	RENTABLE SF	LEASE TYPE	SUITE STATUS
2ND - SUITE 200	EDWARD JONES	1,853 SF	NNN	LEASED
2ND - SUITE #201A	STEVE WEERS	311 SF	NNN	LEASED
2ND - SUITE #201B	EDWARD JONES		NNN	LEASED
2ND - SUITE #202	LINCOLN OFFICE	4,393 SF	NNN	LEASED
2ND - SUITE #203A	AVAIALABLE FOR LEASE	150 SF	NNN	AVAILABLE FOR LEASE SEPTEMBER 1ST, 2024
2ND - SUITE #203B	AVAILABLE FOR LEASE	165 SF	NNN	AVAILABLE FOR LEASE JULY 1ST, 2024
2ND - SUITE #203C	AVAILABLE FOR LEASE	130 SF	NNN	AVAILABLE FOR LEASE FALL 2024
2ND - SUITE #203D	AVAILABLE FOR LEASE	150 SF	NNN	AVAILABLE FOR LEASE SEPTEMBER 1ST, 2024
2ND - SUITE #203E	AVAILABLE FOR LEASE	151 SF	NNN	AVAILABLE FOR LEASE
2ND - SUITE #203F	LINCOLN OFFICE ANNEX	118 SF	NNN	LEASED

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LEASE SPACES

KELLER STATION - BUILDING 1 - 2ND FLOOR

MICROSUITES FOR LEASE

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SUITE	TENANT	SIZE SF	LEASE TYPE	SUITE STATUS
2ND - SUITE #204A	ALLIED OUTDOOR SOLUTIONS	150 SF	NNN	LEASED
2ND - SUITE #204B	PRAIRIELAND COUNSELING	155 SF	NNN	LEASED
2ND - SUITE #204C	STEADFAST COUNSELING	296 SF	NNN	LEASED
2ND - SUITE #204D	CAROLEE COLEMAN THERAPY SERVICES	150 SF	NNN	LEASED
2ND - SUITE #204E	MOMENTUM LRC	185 SF	NNN	LEASED
2ND - SUITE #204F	MIKE TUCKER FINANCIAL SERVICES	175 SF	NNN	LEASED
2ND - SUITE #204G	YELLOW BEAR FOUNDATION	240 SF	NNN	LEASED
2ND - SUITE #204H	AUTONOMY ALLIANCE COUNSELING	145 SF	NNN	LEASED
2ND - SUITE #204I	ALLIED OUTDOOR SOLUTIONS	153 SF	NNN	LEASED

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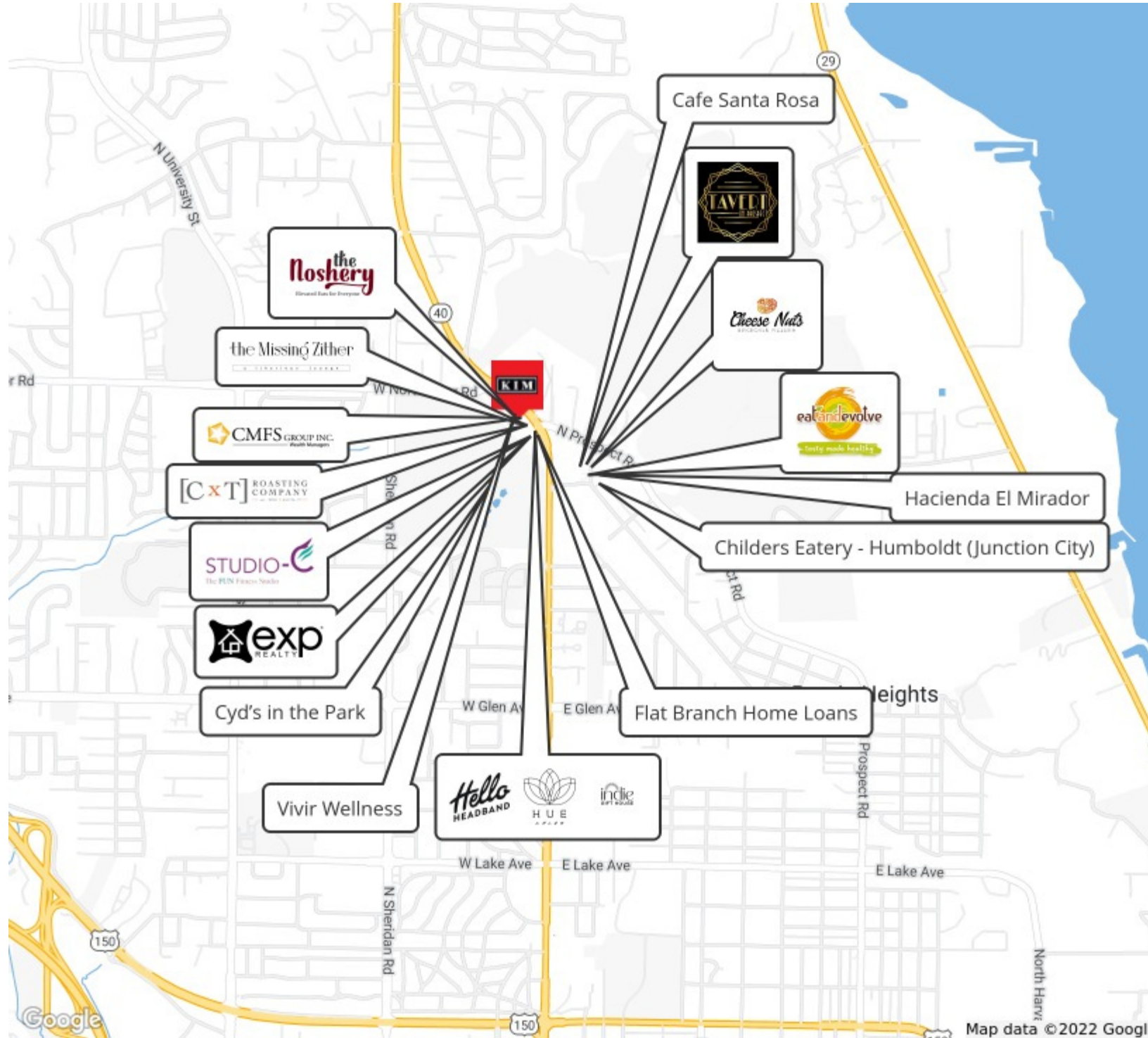


KELLER STATION

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RETAILER MAP

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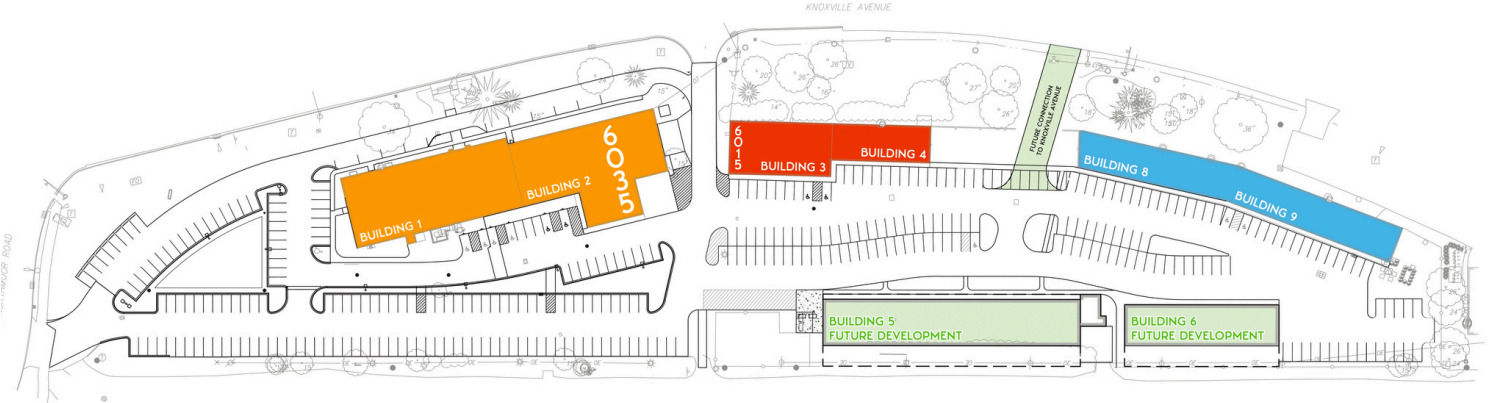


KELLER STATION

KELLER STATION - SITE MAP

SITE MAP

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BUILDING	PRIMARY USE	TOTAL BLDG SF	DELIVERY STATUS
BUILDING 1	OFFICE SUITES & MICROSUITES	33,255 SF	DELIVERED
BUILDING 2	RETAIL, FOOD, COFFEE SUITES	10,156 SF	DELIVERED
BUILDING 3 & 4	RETAIL & OFFICE SUITES	9,500 SF	DELIVERED
BUILDING 5	RETAIL & OFFICE SUITES	10,000++ SF	DESIGN BUILD TO SUITE
BUILDING 6	RETAIL & OFFICE SUITS	5,000++ SF	DESIGN BUILD TO SUITE
BUILDING 8 & 9	RETAIL & OFFICE SUITS	13,330 SF	DELIVERED

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