

5113 N EXECUTIVE DR

PEORIA, IL 61614



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FOR LEASE | 5113 N EXECUTIVE DR

AVAILABLE SUITES: 103 - 106



EXECUTIVE SUMMARY

Turnkey office suites available in the desirable professional park off Glen Avenue conveniently between University Street and Knoxville Avenue intersections. Suite 103 is on the main level. All suites share common restrooms and entrances. Suites 105 and 106 are on the lower level and feature new flooring and new paint throughout. These suites can be combined for a larger suite of 3949 SQ FT. Each suite on the lower level has offices and conference rooms. The property is zoned OT. Please reach out to the listing agents for additional information.



4,354
AVAILABLE SF



OFFICE
PROPERTY TYPE



3
AVAILABLE SUITES



11
AVAILABLE MICRO SUITES

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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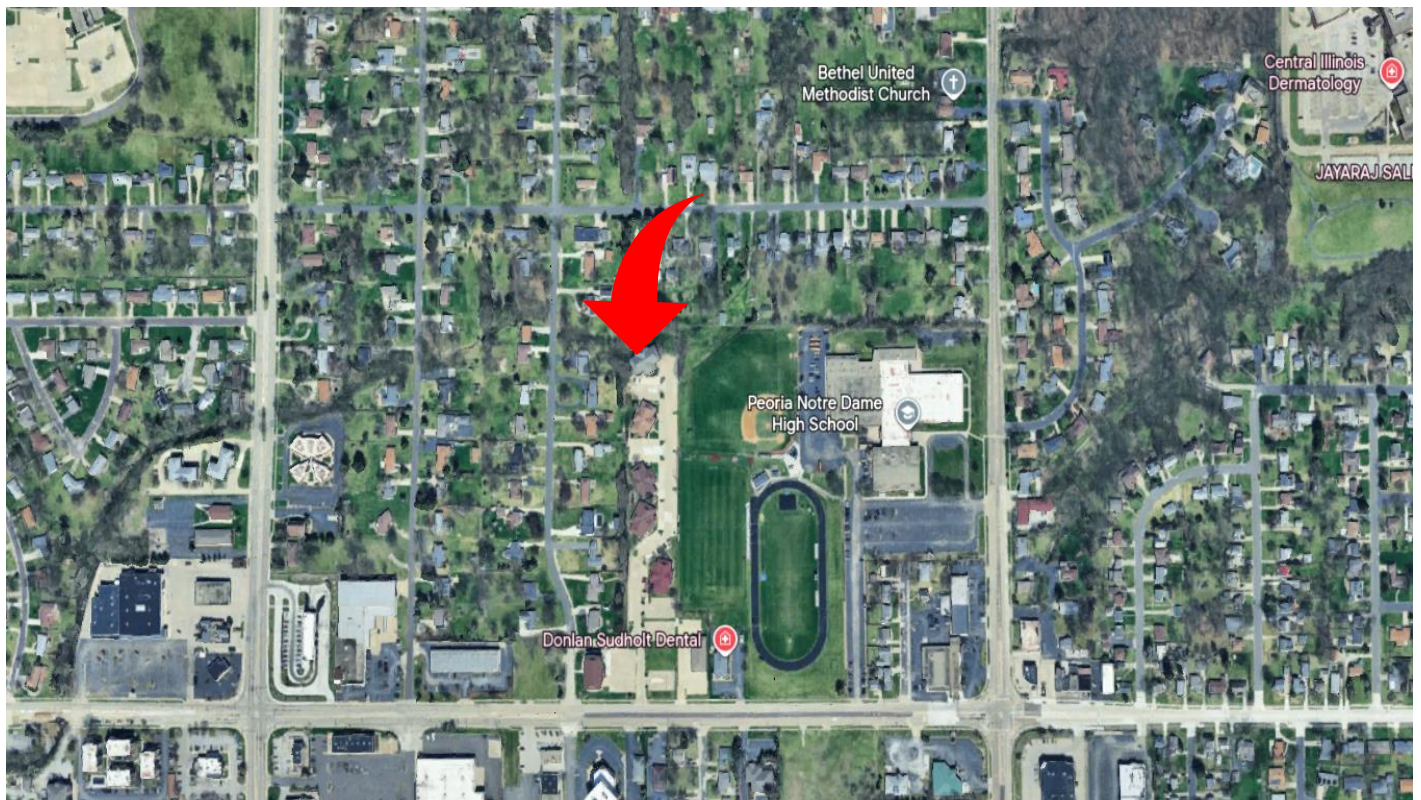
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PROPERTY INFORMATION

ADDRESS	5113 N Executive Dr
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-20-276-046
PROPERTY TYPE	Office
ZONING	OT
TOTAL LOT ACRES	0.44
AVAILABLE SUITES	3
AVAILABLE MICRO SUITES	11



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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE	NOTES
103	405	Gross	\$750 + Electricity	Suite 103 has a spacious office with a large picture window facing the wooded rear area of the property. The office has a connected reception or 2nd office area with small kitchenette. Layout is perfect for extra privacy for your clients, as they can come into the waiting area from one door and can exit directly into the hall from your office. Building has common area bathrooms and kitchenette. Gross rent of \$750 plus electricity.
105	2,243	Net	\$9.00 / SF + NNN	Freshly renovated office suite on the lower level in a professional office park. Suite 105 consists of 6-7 offices with 2 of those offices being large enough for a conference room or training/community room. Suite has a private kitchenette and break area with common area restrooms right outside the suite. This suite can easily be combined with Suite 106 for a larger space. Lower level is accessed via either set of stairs from the main floor. The lower level is a walk-out level to the rear of the building. Floor plans are available upon request.
106	1,706	Net	\$9.00 / SF + NNN	Freshly renovated office suite on the lower level in a professional office park. Suite 106 consists of a spacious reception area, 6 offices, a large conference/training room and storage rooms. This suite can easily be combined with Suite 105 for a larger space. Lower level is accessed via either set of stairs from the main floor. The lower level is a walk-out level to the rear of the building, and this suite features a concrete patio for taking breaks outside. Common area restrooms are conveniently located just outside the suite. Floor plans are available upon request.

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AVAILABLE MICRO SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE	NOTES
105-A	336	Gross	\$500	Large, no window
105-B	238	Gross	\$500	Large, 1 window
105-C	255	Gross	\$600	Large, 2 windows
105-D	286	Gross	\$600	Large, 2 windows
105-E	672	Gross	\$700	E, F, & Reception area - no windows, 4 areas/rooms, must walk through some to get to the other
106-A	350	Gross	\$350	Small (but slightly larger and B, C, & D), no window
106-B	72	Gross	\$300	Small, no window
106-C	72	Gross	\$300	Small, no window
106-D	63	Gross	\$300	Small, no window
106-E	150	Gross	\$500	Large, 1 window
106-F	195	Gross	\$400	Large, no window

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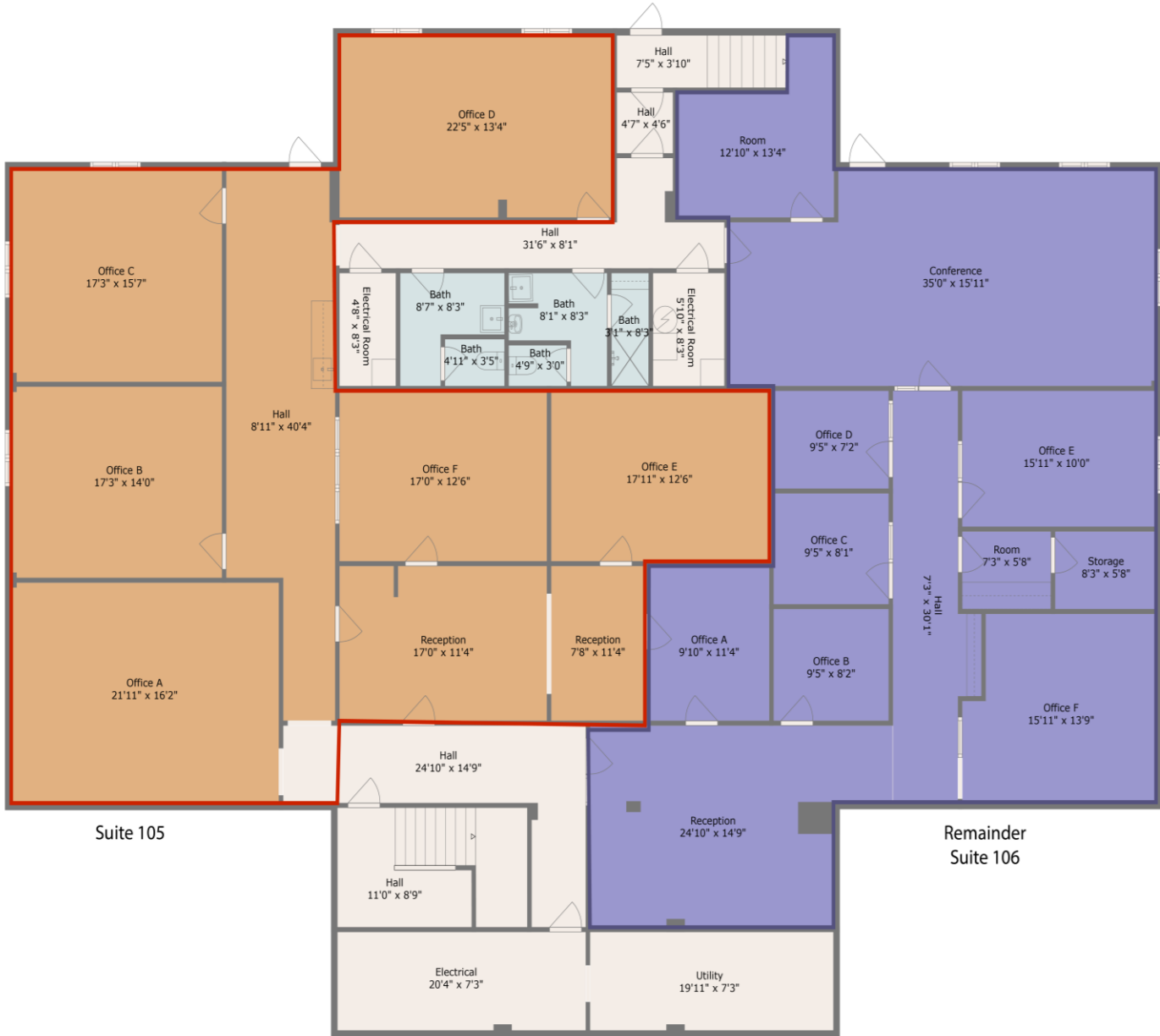
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FLOORPLANS - SUITE 105 & 106



Measurements Are Deemed Highly Reliable But Not Guaranteed



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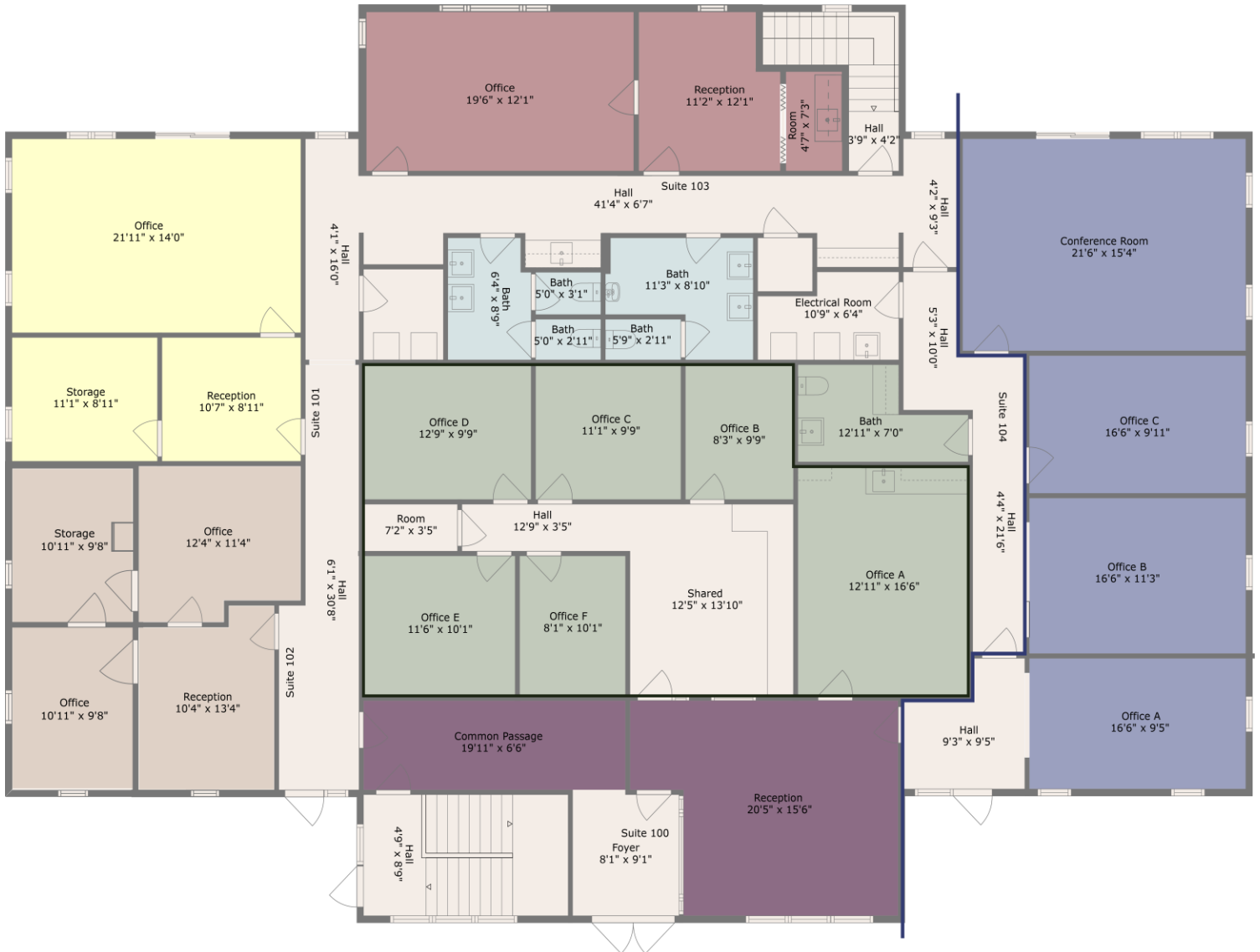
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FLOORPLANS - UPPER LEVEL



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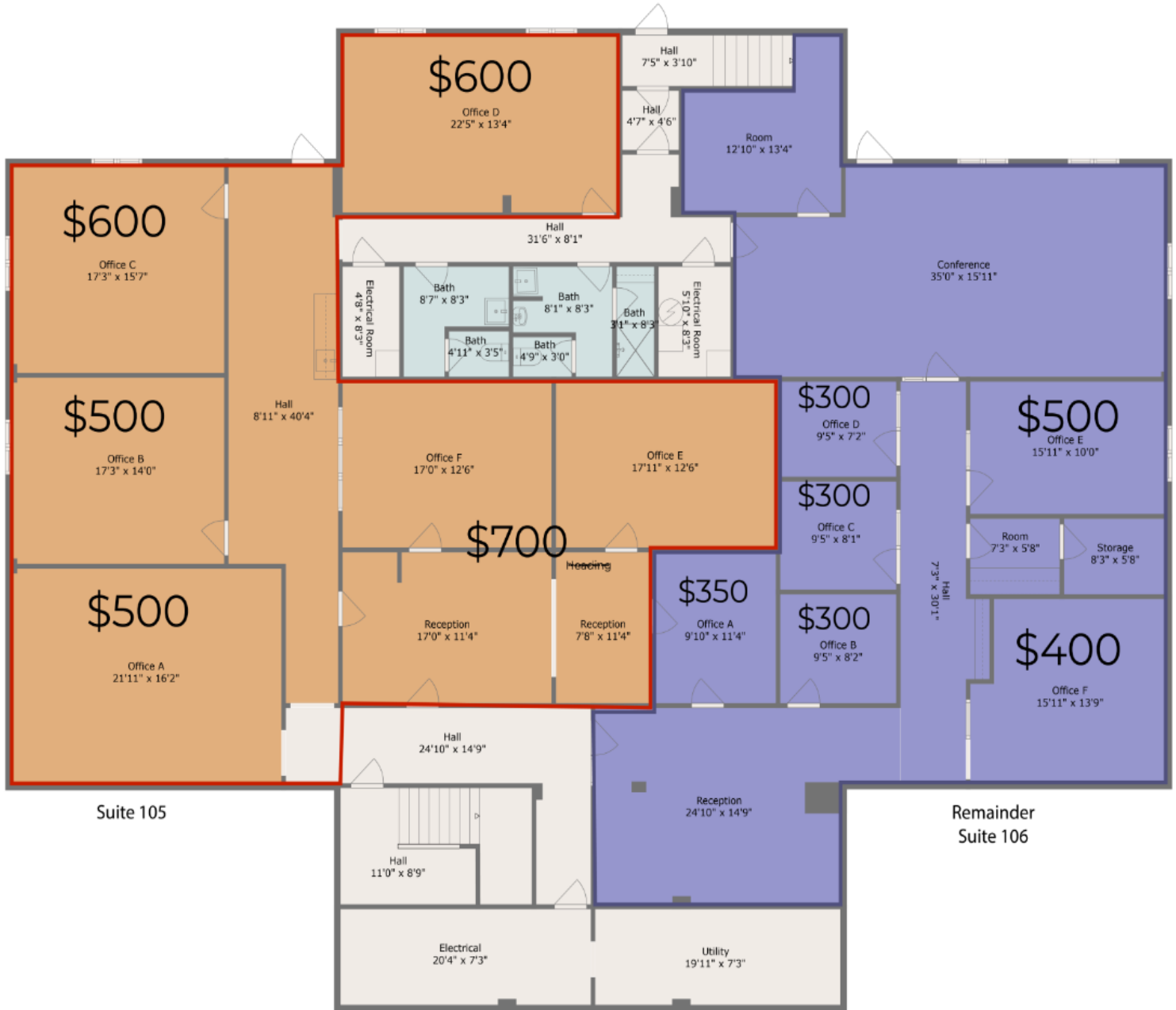
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FLOORPLANS – MICRO SUITES



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EXTERIOR PICTURES



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INTERIOR PICTURES – SUITE 103



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INTERIOR PICTURES – SUITE 105



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INTERIOR PICTURES - SUITE 106



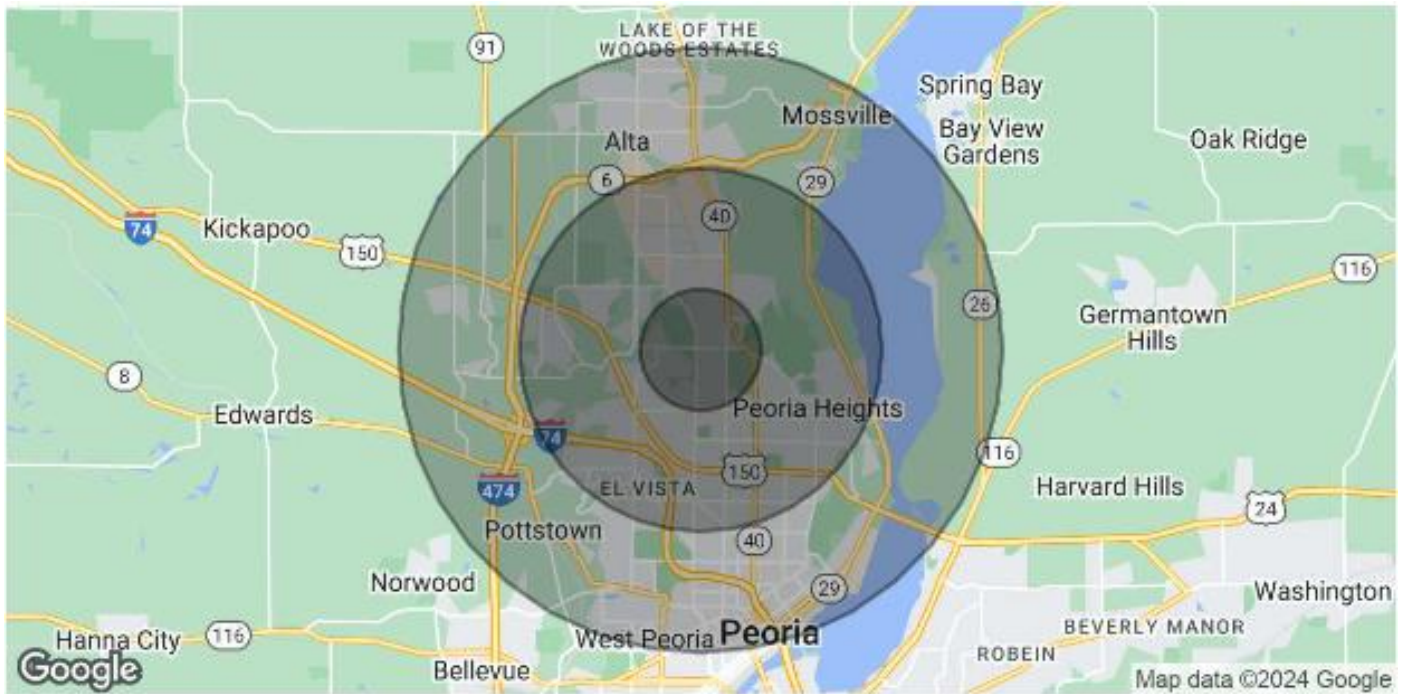
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PEORIA AREA DEMOGRAPHICS



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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