

# MAXAM BUILDING - 2ND FLOOR

316 SW WASHINGTON ST - PEORIA

Joseph & Camper  
COMMERCIAL



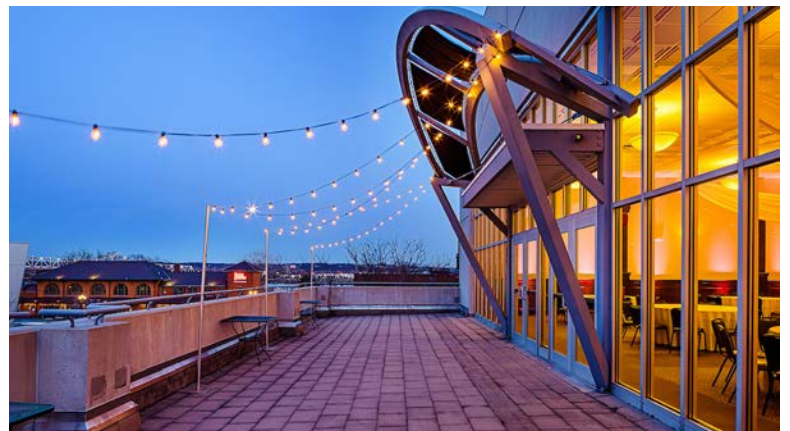
PRICE REDUCED & LEASING INCENTIVES!!!

## FOR LEASE:

8,537 SF LOFT OFFICE / CREATIVE SPACE  
~~\$14.00 PSF~~ - NOW \$13.00 PSF - NNN

### PROPERTY FEATURES

- Creative loft style commercial space for lease in downtown Peoria on the edge of the Warehouse and Riverfront Districts and adjacent to the Peoria Riverfront Museum and the Caterpillar Visitor Center.
- Parking spots are available in the MAXAM Building Employee lot across the street from the building.
- The floor is set up with a common hallway with access to the two passenger elevators, common mens and womens ADA accessible restrooms, and the building's freight/service elevator.
- Current businesses on floors 1-4 include CSE Software Inc, The Waterhouse, Inc., Architectural Research & Design, Hall Ruston, LLC., Reatherford Wealth Management, A Royal Remembrance LLC, and The Simantel Group. The building also offers The Bollywood Bites Bistro and Events Center, a newly opened 1st floor restaurant committed to celebrating Indian culture, cuisine, and entertainment. The MAXAM Quarters residential condos are located on the 5th and 6th floors.
- **LEASING INCENTIVES:** 3 months free for any new 3 year lease or 5 months free for any 5 year lease signed before 5-31-24. Call agent for details.





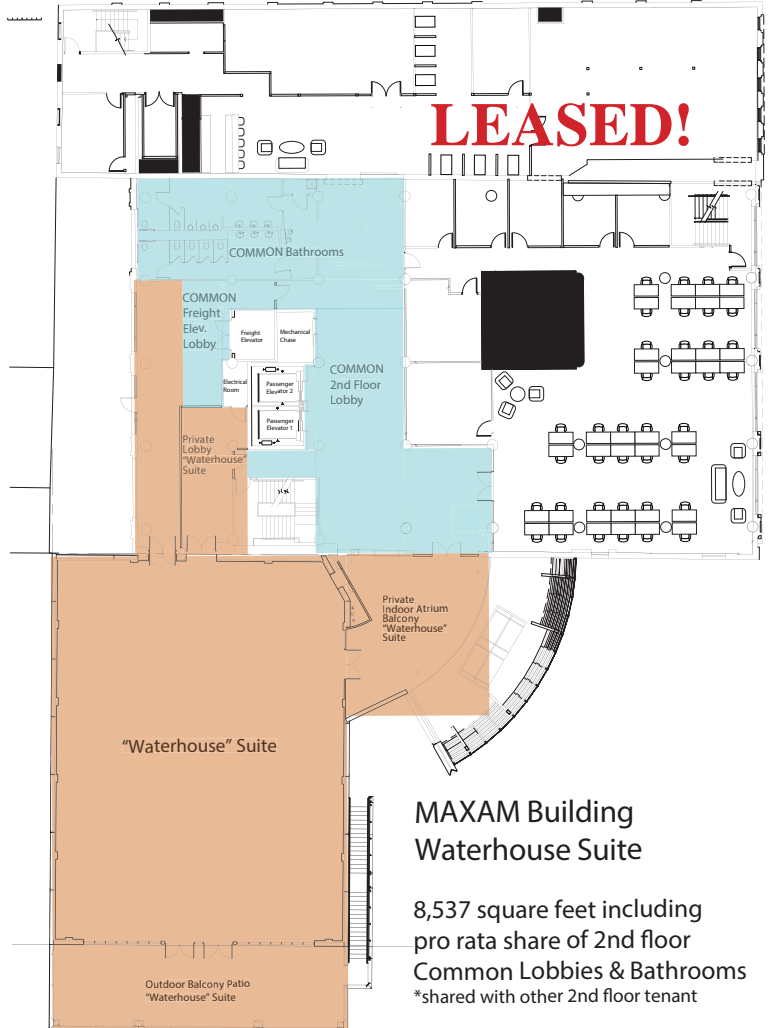
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Located in the MAXAM Building, a six story commercial and residential condo building.

Seeking creative and/or office use that is consistent with the other owners and tenants in the building in this space that has been operated as a banquet center.

The entire 2nd floor is 19,458 SF with a marketing firm occupying 10,921 SF and 8,537 SF available for lease.



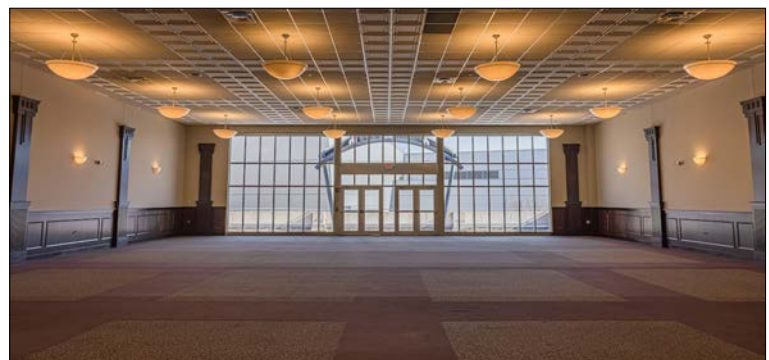
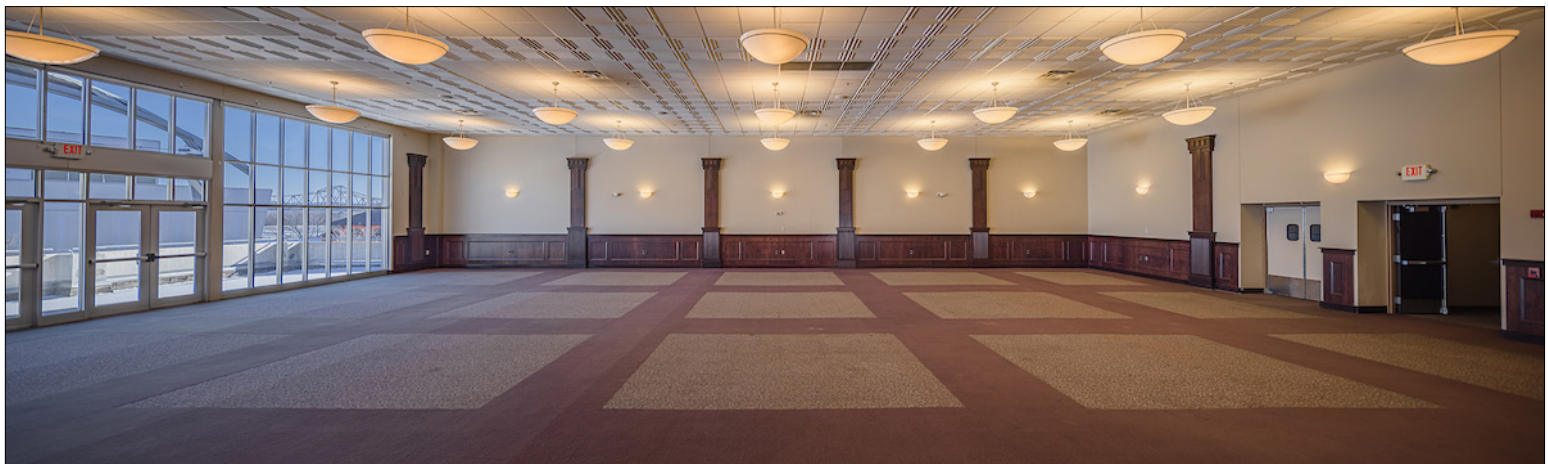


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### WATERHOUSE SUITE

- Open floor plan with 15' ceilings, abundant light, an indoor balcony with a beautiful view of downtown Peoria, and an exclusive outdoor balcony with stunning views of the Illinois River. Total square footage for the Waterhouse Suite is 8,537 SF which includes its pro rata share of the 2nd floor common lobbies and bathrooms.





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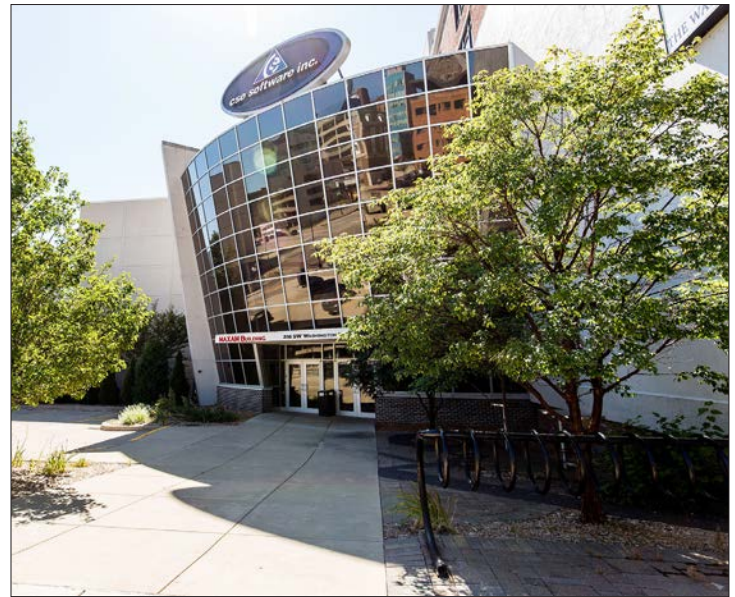
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## **PROPERTY** **DETAILS**

PROPERTY TYPE	CREATIVE LOFT CONDO
YEAR BUILT	1888, 1910, 2004
SPACE AVAILABLE	WATERHOUSE SUITE: 8,537 SF (INCLUDING PRO RATA SHARE OF 2ND FLOOR COMMON AREAS)
ZONING	B-1
PARKING	SURFACE SPACES AVAILABLE IN ADJACENT EMPLOYEE & VISITOR LOTS
LEASE PRICE	\$13.00 PSF - NNN

**INCENTIVES** **3 or 5 MONTHS FREE RENT!**  
(For any new 3 or 5 year lease signed before 5-31-24)



**Will Hayes**

E-MAIL: [Willhayes@josephcamper.com](mailto:Willhayes@josephcamper.com)

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

[WWW.JOSEPHCAMPER.COM](http://WWW.JOSEPHCAMPER.COM)