

7707

7707 N. KNOXVILLE AVE., PEORIA, IL



PROJECT OVERVIEW

7707 is a highly visible office building located in North Peoria. Join key tenants Chartwell Law, Chase Bank and Howard & Howard Law Firm.

- Suite 102 – 8,826 SF fully furnished suite with spacious reception area off main lobby, open co-working space, kitchen, large executive boardroom and direct access to parking lot
- Suite 104 - 3,380 SF with private entry, welcoming reception area, 2 large work spaces, 3 private offices and a kitchen/break room
- Suite 201-B - 7,290 SF fully furnished suite with multiple private entries, 1 large conference room, +/- 7 private offices and a kitchen/break room
- Great North Peoria location, close proximity to area businesses that include Starbucks, Mt. Hawley Country Club and several shopping plazas
- Recently added amenities include wellness/fitness room with dedicated yoga space, a relaxing patio area, back-up power generator and Starlink satellite internet
- State-of-the-art video messaging boards in newly renovated lobby
- Traffic count: 32,000 vehicles per day
- 210 available parking spaces
- Several exterior signage opportunities available, including new lighted monument at entrance

SITE FEATURES

AVAILABLE:

- SUITE 102: 8,826 SF
- SUITE 104: 3,380 SF
- SUITE 201-B: 7,290 SF



309.999.1700
leasinginfo@cullprop.com



DEMOGRAPHICS

3 Mile Radius

POPULATION



35,701

AVG. INCOME



\$102,135

5 Mile Radius

POPULATION



99,474

AVG. INCOME



\$101,630

10 Mile Radius

POPULATION



191,336

AVG. INCOME



\$92,402

