



Available SF:	19,600
Total SF:	19,600
Zoning:	Business District
Within City Limits:	Yes
Lease Rate:	\$13
Last Updated:	Feb 14, 2024

Economic Development Contact

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Realtor/Owner Contact

Will Hayes  
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Property and Area Description

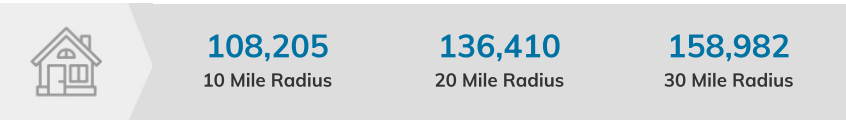
Zoning : B1. GIS Pin Number : 1809267005 Creative loft style commercial space for sale or lease in downtown Peoria’s Warehouse District. • The MAXAM Building is a six story commercial and residential condo building. • The entire 2nd floor is 19,600 SF and is available for sale or for lease as the individual spaces shown on the floor plan or as a full floor for single tenant use. • The floor is set up with three distinct areas with a spacious common hallway with access to the passenger elevator and common mens and womens ADA accessible restrooms. • The three areas are known as the Washington Room (2,635 SF), Distillery Room (4,465 SF) and the Ballroom ( 7,581SF). Further details of each area located on the following pages. • Current business on floors 1-4 include the MAXAM Event Center, CSE Software Inc, Architectural Research & Design, Broadway Deli & Lounge, Law Office of Jeff Green, and Hall & Rustom, LLC. The MAXAM Quarters residential condos are located on the 5th and 6th floors. • Located on the edge of the Warehouse District and adjacent to the Peoria Riverfront Museum and the Caterpillar Visitor Center. • Two passenger elevators and a freight elevator available.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** Route 29 (1 mi.)  
**Nearest Interstate:** I-74 (2.4 mi.)  
**Nearest Airport:** General Wayne A. Downing Peoria International Airport (7.5 mi.)  
**Rail Served:** Unknown  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

Utilities

**Natural Gas:** Ameren  
**Water:** IL-American  
**Sewer:** Greater Peoria Sanitary District