

EXCLUSIVELY LISTED FOR SALE

OFFICE INVESTMENT OFFERING

CORNERSTONE BUSINESS PARK

**2415 W. Cornerstone Court
Peoria, Illinois**



D E A L S U M M A R Y

TENANTS:	INTERNAL REVENUE SERVICE
SQ. FT.:	11,426
SITE SIZE:	2.948 ACRES
YEAR BUILT:	2008



For further information, contact Dan Maloof
MALOOF COMMERCIAL
REAL ESTATE COMPANY

411 HAMILTON BOULEVARD, SUITE 2000 • Peoria, Illinois 61602

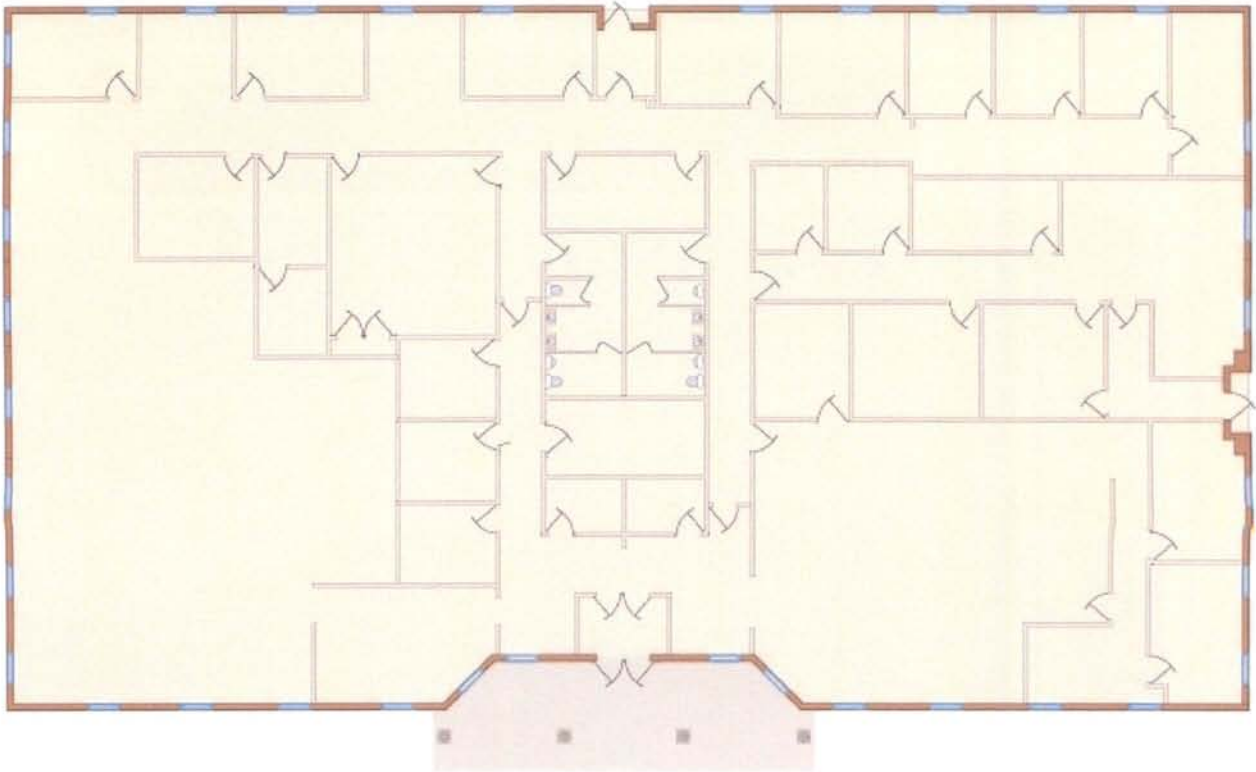
(309) 676-6000 www.maloofcom.com

MALOOF COMMERCIAL

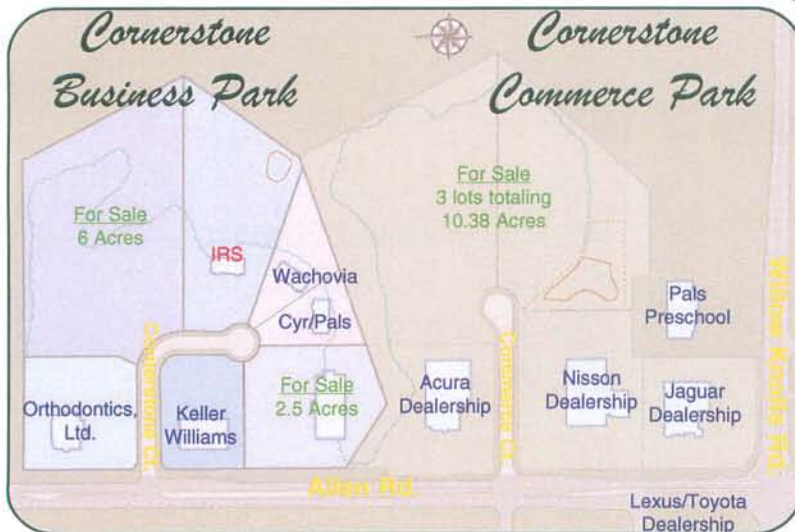
INVESTMENT OFFERING

CLASS "A" OFFICE BUILDING

MALOOF COMMERCIAL



Internal Revenue Service
United States Department of the Treasury



BUILDING SIZE: 11,426 SF

NOI PROJECTION: \$226,631

CAP RATE: 8.5%

LIST PRICE: \$2,666,247



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