

EXCLUSIVELY LISTED FOR SALE

OFFICE INVESTMENT OFFERING

CORNERSTONE BUSINESS PARK

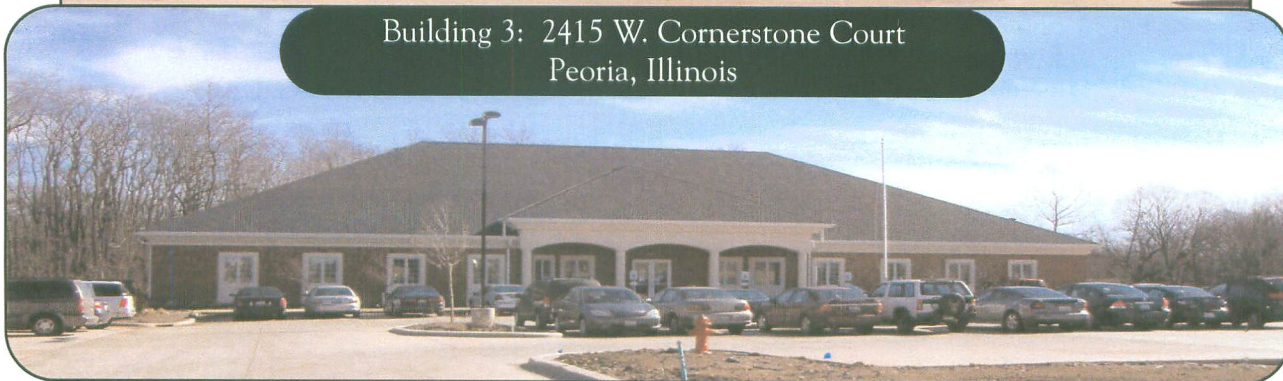
Building 1: 2403-05 W. Cornerstone Court
Peoria, Illinois



Building 2: 2407-11 W. Cornerstone Court
Peoria, Illinois



Building 3: 2415 W. Cornerstone Court
Peoria, Illinois



DEAL SUMMARY

	BUILDING 1:	BUILDING 2:	BUILDING 3:
TENANTS:	CYR FINANCIAL & PALS	WACHOVIA SECURITIES	INTERNAL REVENUE SERVICE
SQ. FT.:	3,454	3,454	11,426
SITE SIZE:	1.719 ACRES CONTAINING BUILDINGS 1 & 2		2.948 ACRES
YEAR BUILT:	2006	2006	2008

OFFICE BUILDINGS MAY BE PURCHASED SEPARATELY

For further information, contact Dan Maloof



MALOOF COMMERCIAL
REAL ESTATE COMPANY

411 HAMILTON BOULEVARD, SUITE 2000 • Peoria, Illinois 61602

(309) 676-6000 www.maloofcommercial.com

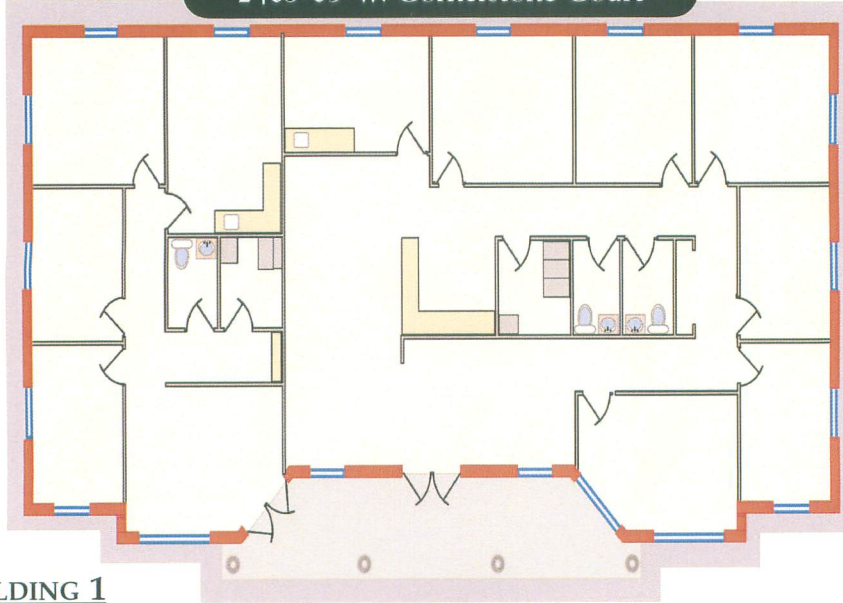
Information contained herein has been obtained from the property owner or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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INVESTMENT OFFERING

CLASS "A" OFFICE BUILDINGS

2403-05 W. Cornerstone Court



BUILDING 1

	CYR FINANCIAL	PALS
BUILDING SIZE (3,454):	1,150 SF	2,304 SF
NOI PROJECTION:	\$46,548	
CAP RATE:	8%	
LIST PRICE:	\$581,850	

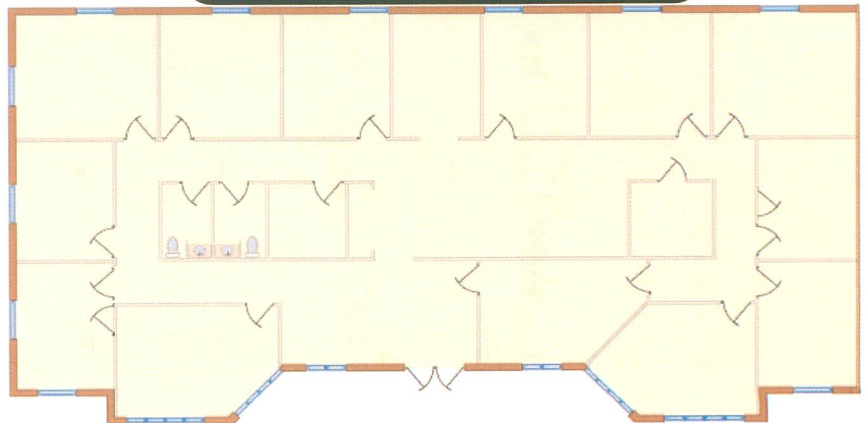
2407-11 W. Cornerstone Court



WACHOVIA

BUILDING 2

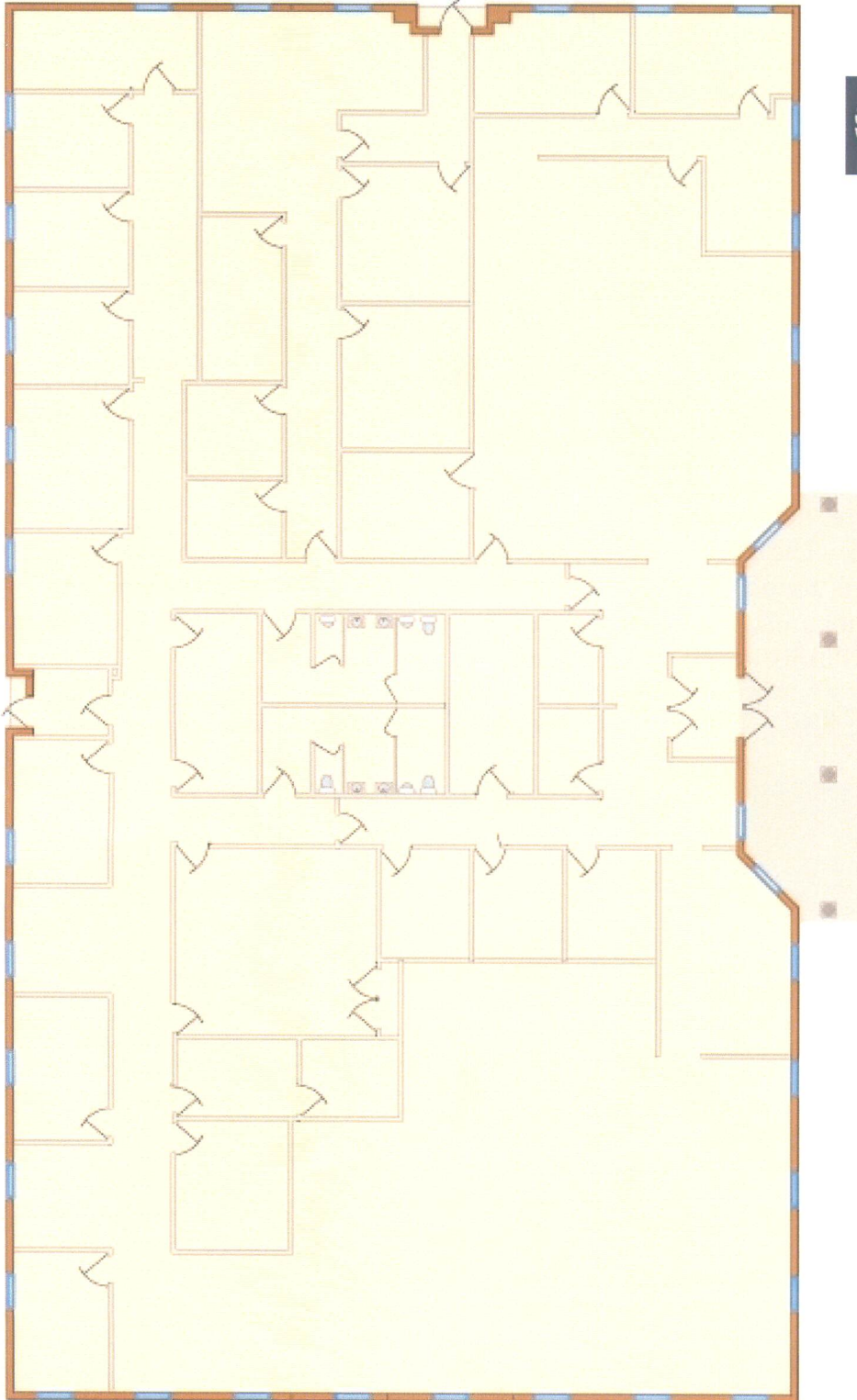
BUILDING SIZE:	3,454 SF
NOI PROJECTION:	\$49,201
CAP RATE:	8%
LIST PRICE:	\$615,013



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CORNERSTONE BUSINESS PARK

2415 W. Cornerstone Court



 **Internal Revenue Service**
United States Department of the Treasury

BUILDING 3

BUILDING SIZE:	11,426 SF
NOI PROJECTION:	\$224,836
CAP RATE:	7.25%
LIST PRICE:	\$3,101,186



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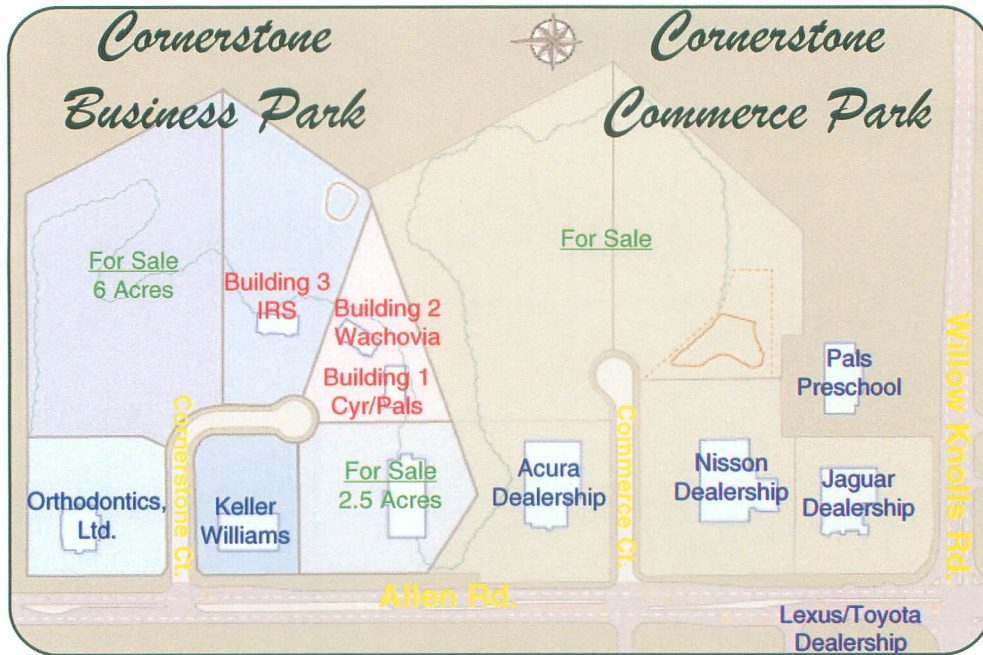
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The subject properties are newly constructed, free-standing office buildings located in Cornerstone Business Park. The Park is located on Allen Road between Willow Knolls Road and Pioneer Parkway and is zoned O-1 (office). Additionally, the Park will have a new lit sign on Allen Road for all the tenants. This entire area is part of the City's Growth Cell and has quick access to I-474 and Illinois Route 6 to the north.



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