



211 Fulton St, Peoria, IL 61602

\$12 - \$21/SF/YR

\$1 - \$1.75/SF/MO

One Technology Plaza

One Technology Plaza



Randy Garciga
FL 7862631664
305.893.5018

Listing Added: 07/17/2025

Listing Updated: 02/26/2026



Building Details

Property Type	Retail, Office, Restaurant	Subtype	Executive Office, Traditional Office, Medical Office, Creative Office
Tenancy	Multiple	Total Building SqFt	115,578
Minimum Divisible SqFt	1,200	Max Contiguous SqFt	19,602
Total Building Suites	28	Vacant SqFt	86,751
Land Acres	1.65	Lot Size (acres)	1.65
Class	A	Year Built	2000
Buildings	1	Stories	7
Ceiling Height	14	Total Parking Spaces	1150
Power	3 phase	Elevators	Yes
Number Of Elevators	3	Elevator Type	cable lift
Cross Street	Adams and Fulton st	Zoning	C O M / Retail / Office
Submarket	Downtown Peoria	Submarket Cluster	City Walk / Museum

Building Description

One Technology Plaza is a premier Class A office and retail building ideally situated in the heart of **Downtown Peoria** at **211 Fulton Street**, offering an exceptional professional environment and urban convenience. This distinguished **seven-story Central Business District (CBD) property** encompasses **±155,578 square feet** of leasable space, anchored by a mix of institutional, corporate, and service tenants that enhance stability and daytime activity.

The property features a **newly remodeled lobby and common areas**, creating a modern and inviting atmosphere for tenants and visitors alike. On-site management and a **manned information/security desk** in the lobby contribute to a professional, secure, and well-supported tenant experience. An **attached parking deck with direct access to all office floors** provides unmatched convenience in an urban setting, while excellent connectivity to **Interstate 74** ensures seamless regional access.

One Technology Plaza's central location places it across from the **Peoria Riverfront Museum** and in close proximity to the **OSF Ministry Headquarters**, reinforcing its position within a vibrant downtown landscape rich with cultural, dining, and recreational amenities. Walking distance access to restaurants, parks, and the Illinois Riverfront enhances the employee experience and supports tenant retention and attraction.

With flexible multi-tenant configurations, prominent downtown visibility, and a strong mix of current occupants including federal and financial institutions, One Technology Plaza offers an outstanding opportunity for businesses seeking a professional, high-profile presence in Peoria's core business district.



Building Highlights

1. Prime Downtown Location

- 211 Fulton St, Peoria, IL 61602 — in the Central Business District. [Garciga Properties \(https://garcigaproperties.com/one-tech-plaza/\)](https://garcigaproperties.com/one-tech-plaza/)
- Located across from the Peoria Riverfront Museum & near OSF Ministry Headquarters.

2. Quality Tenant Mix / Anchors

- Federal & civic tenants: U.S. Federal Government, Board of Trustees of the University of Illinois.
- Financial & professional: Morgan Stanley, Wells Fargo Bank, multiple law firms & consultants.
- Retail / service component: e.g. Jimmy John's Subs.

3. Building Features & Amenities

- 7-story building, office/retail class, full service.
- On-site management.
- Newly remodeled lobby and common areas.
- Security: only building in area with manned lobby security.
- Attached parking deck with direct access to all office floors.

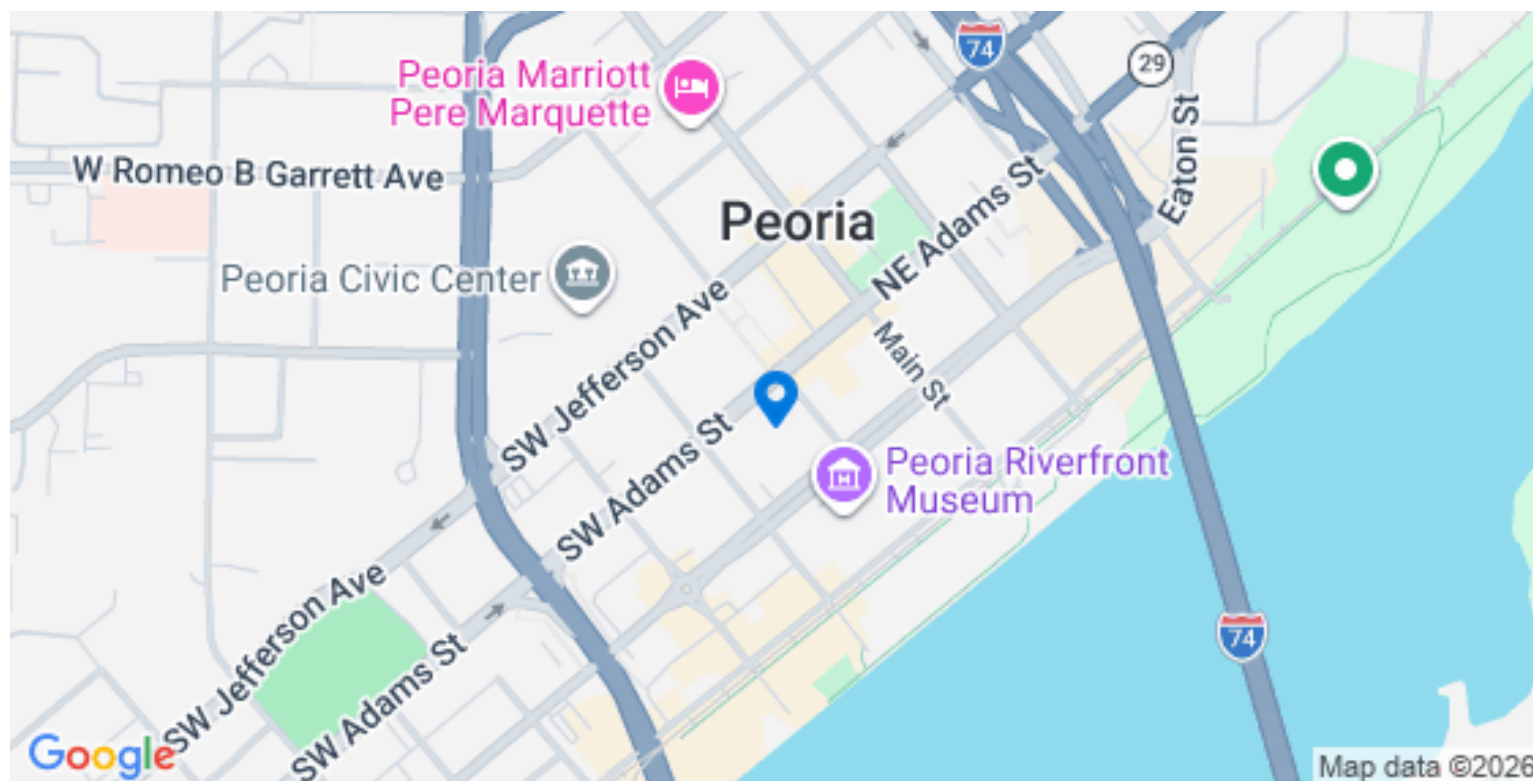
4. Access & Visibility

- Excellent access to Interstate I-74.
- Situated in CBD, high visibility to both pedestrian and vehicle traffic.

5. Size / Market Reach

- GLA (Gross Leasable Area): ~155,578 sq ft.
- Strong demographics in vicinity: within 1, 3, and 5 miles: large population base (66,505 / 121,302 / 255,381).
- Households and projected growth: healthy household counts and incomes in the trade area.

Building Location (1 Location)



Suite 206 Details

Listing Type Direct Space Subtype Executive Office, Traditional Office, Medical Office, Creative Office

RSF	2,774 SF	USF	2,774 SF
Min Contiguous SF	2,774 SF	Max Contiguous SF	22,000 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite R221F Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	3,050 SF	USF	3,050 SF
Min Contiguous SF	3,050 SF	Max Contiguous SF	4,560 SF
Space Available	10/22/25	Rate (Per SF)	\$20 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$8	Days on Market	138 days

Suite 103 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	6,400 SF	USF	6,400 SF
Max Contiguous SF	22,000 SF	Space Available	10/22/25
Lease Type	NNN	Lease term	Negotiable
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite 102 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	9,217 SF	USF	9,217 SF
Max Contiguous SF	22,000 SF	Space Available	10/22/25
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$8	Rate	\$12 - \$21 / SF / YR

Days on Market 138 days

Suite 701 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	8,669 SF	USF	8,669 SF
Min Contiguous SF	8,669 SF	Max Contiguous SF	10,631 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite R212A Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	2,572 SF	USF	2,572 SF
Space Available	10/22/25	Rate (Per SF)	\$20 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$8	Days on Market	138 days

Suite 111 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	442 SF	USF	442 SF
Min Contiguous SF	442 SF	Max Contiguous SF	22,000 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite R219F Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	1,510 SF	USF	1,510 SF



Min Contiguous SF	1,510 SF	Max Contiguous SF	4,560 SF
Space Available	10/22/25	Rate (Per SF)	\$20 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$8	Days on Market	138 days

Suite 600 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	6,993 SF	USF	6,993 SF
Min Contiguous SF	6,993 SF	Max Contiguous SF	9,469 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite 602 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	2,476 SF	USF	2,476 SF
Min Contiguous SF	2,476 SF	Max Contiguous SF	9,469 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite 700 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	1,962 SF	USF	1,962 SF
Min Contiguous SF	1,962 SF	Max Contiguous SF	10,631 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8

Rate	\$12 - \$21 / SF / YR	Days on Market	138 days
------	------------------------------	----------------	-----------------

Suite R206A Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	1,200 SF	USF	1,200 SF
Space Available	10/22/25	Rate (Per SF)	\$20 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$8	Days on Market	138 days

Suite 201 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	2,201 SF	USF	2,201 SF
Min Contiguous SF	2,201 SF	Max Contiguous SF	22,000 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

Suite 101 Details

Find your new location, here with us! When you walk in, you will see the Security Desk, with security personnel in place. with a bright fresh lobby. You have multi-level access to the safe and secure parking garage. Wonderful views of the downtown area, including the River! 5 min connection to the Interstate, downtown transit as well.

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	1,283 SF	USF	1,283 SF
Min Contiguous SF	2,500 SF	Max Contiguous SF	22,000 SF
Space Available	8/2/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	159 days



Suite 101 Floorplan

7	VACANT Suite 700 1,962-sf	VACANT Suite 701 8,669-sf	Wells Fargo Bank Suite 705 4,567-sf		USA FBI Suite 710 5,978-sf	
6	VACANT Suite 600 6,993-sf	VACANT Suite 602 2,476-sf	Butler, Giraud Meister, P.C. Suite 603 5,500-sf		The Office of the Controller of the Currency Suite 604 6,815-sf	
5	Morgan Stanley Suite 500A 11,325-sf			VACANT Suite 500 11,116-sf		
4	United States of America (U.S. Attorney) Suite 400 21,631-sf					
3	VACANT Suite 300 19,602-sf					
2	VACANT Suite 200 6,989-sf	VACANT Suite 201 2,201-sf	VACANT Suite 206 2,774-sf	Peoria County Suite 207 7,523-sf	The Board of Trustees of the University of Illinois Suite 250 300-sf	
1	VACANT Suite 101 1,283-sf	VACANT Suite 102 9,217-sf		VACANT Suite 103 6,400-sf	VACANT Suite 111 442-sf	
R	VACANT Suite R202A 1,292-sf	VACANT Suite R206A 1,200-sf	Jimmy Johns Subs. Suite R208A 2,138-sf	VACANT Suite R212A 2,572-sf	VACANT Suite R219F 1,510-sf	Citizens Equity Suite R221F 3,050-sf
					VACANT Suite R223F 53-sf	

Suite 500 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	11,116 SF	USF	11,116 SF
Max Contiguous SF	11,116 SF	Space Available	10/22/25
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$8	Rate	\$12 - \$21 / SF / YR
Days on Market	138 days		

Suite 200 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
--------------	--------	---------------	--------------------------------------------------------------------



RSF	6,989 SF	USF	6,989 SF
Min Contiguous SF	6,989 SF	Max Contiguous SF	22,000 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days

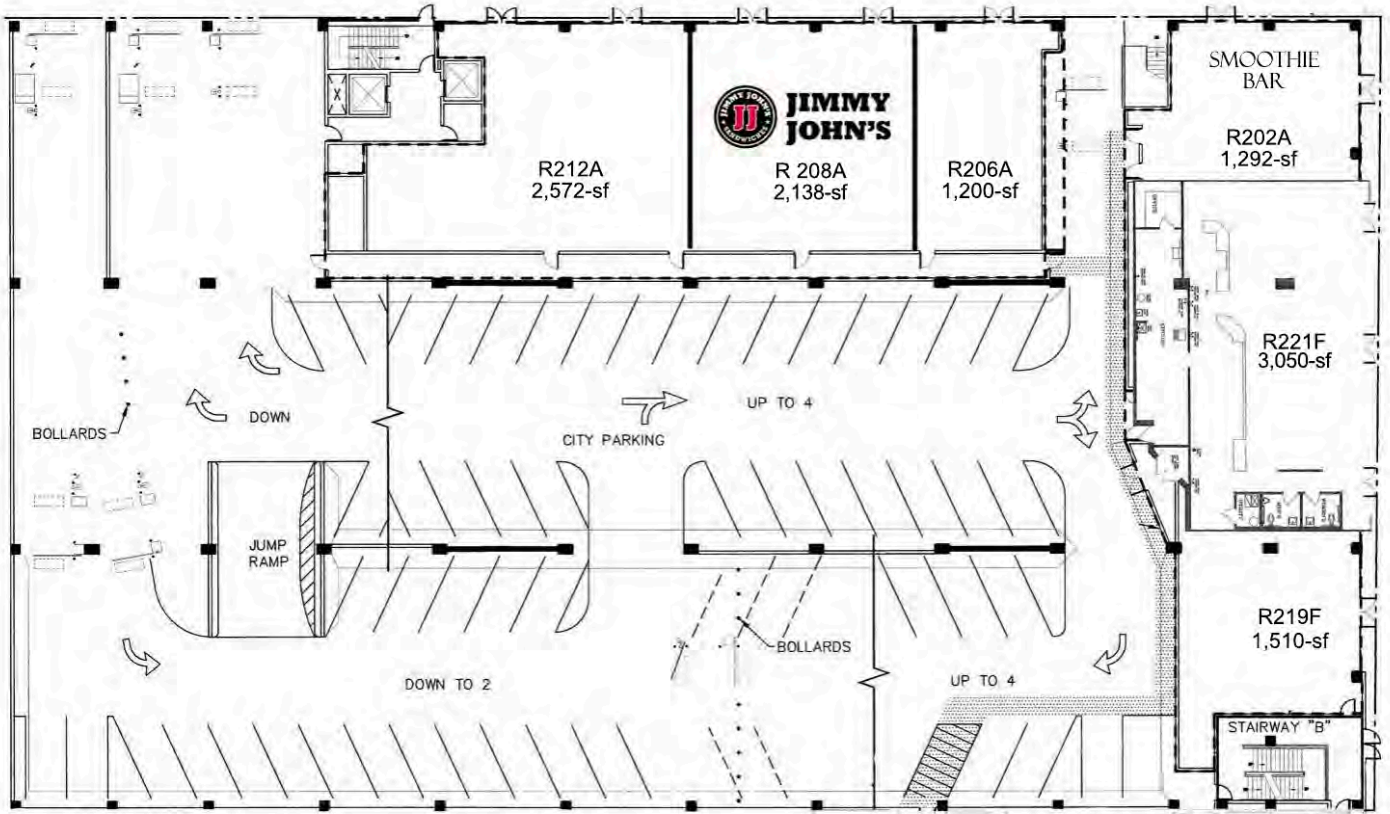
Suite 300 Details

Listing Type	Direct	Space Subtype	Executive Office,Traditional Office,Medical Office,Creative Office
RSF	19,602 SF	USF	19,602 SF
Min Contiguous SF	1,200 SF	Max Contiguous SF	19,602 SF
Space Available	10/22/25	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$8
Rate	\$12 - \$21 / SF / YR	Days on Market	138 days



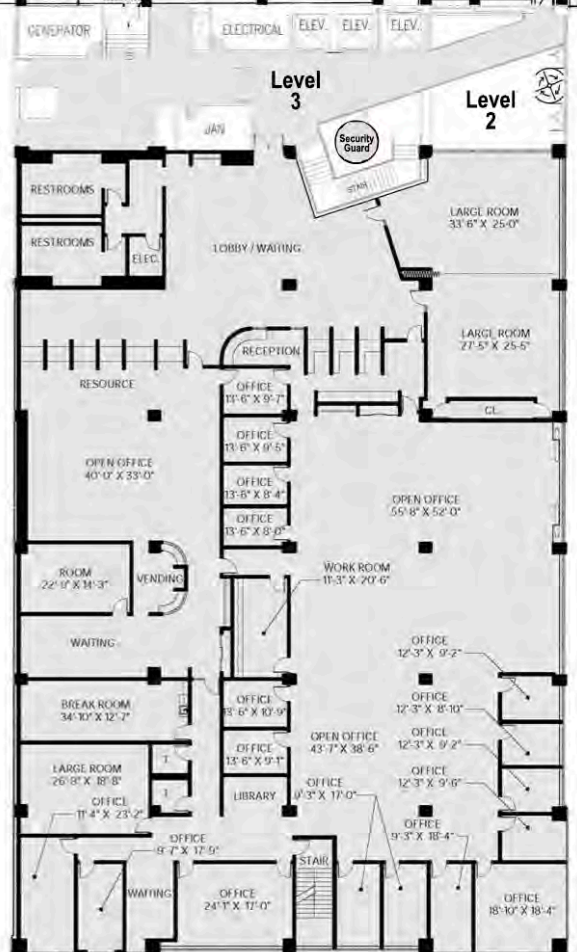
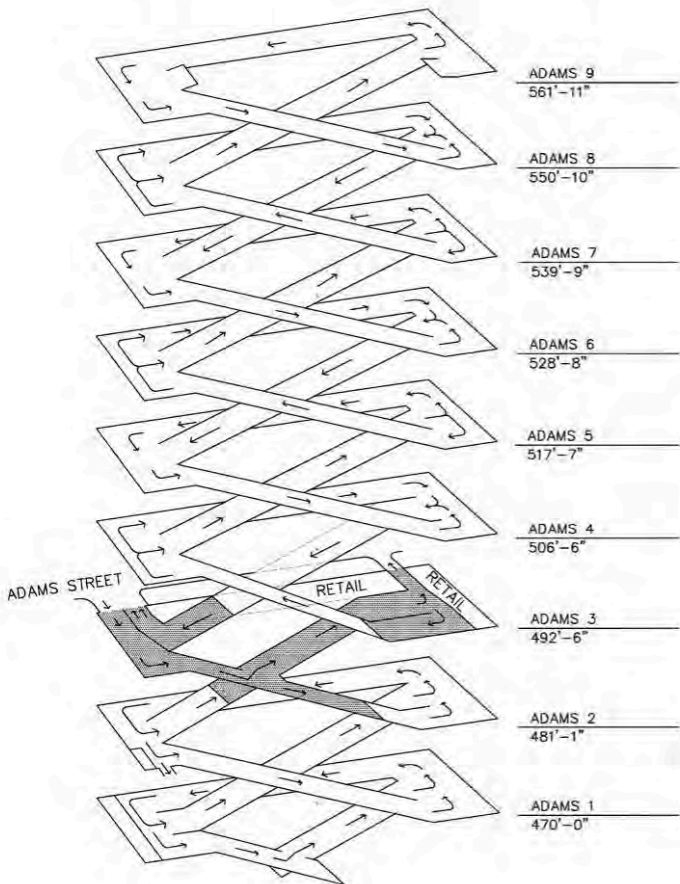


ADAMS STREET

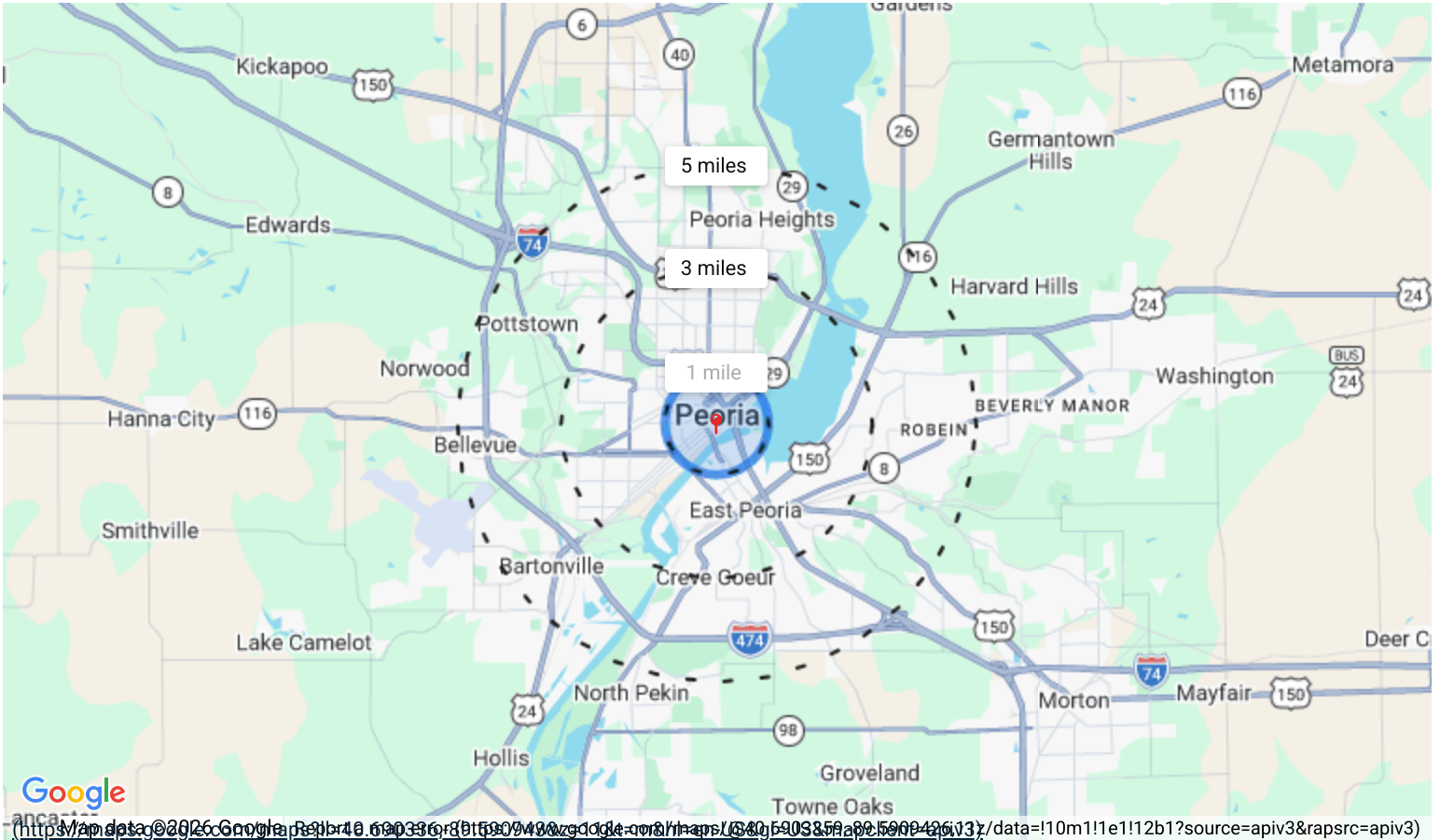


FULTON STREET

MAIN ENTRANCE



Demographic Insights



1 mile

3 miles

5 miles

Population

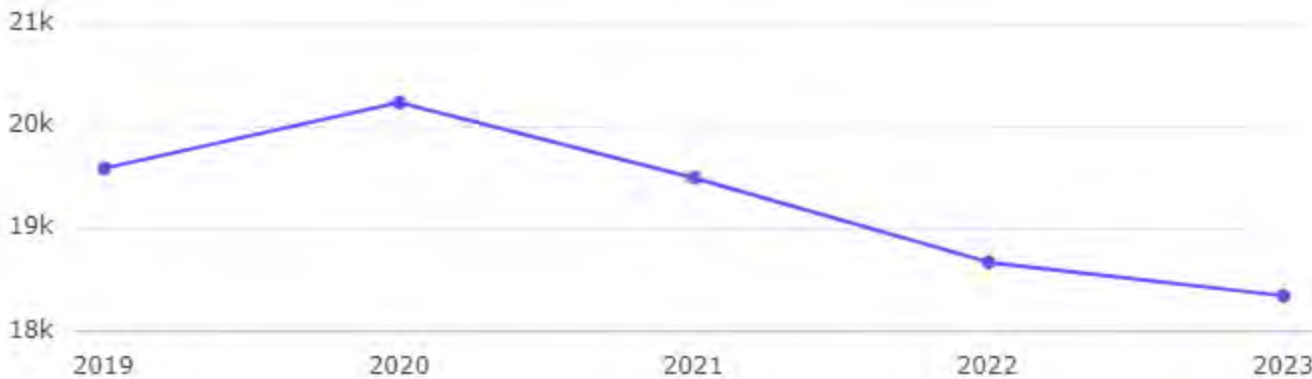
18.4k

↓ 1%

Compared to 18.7k in 2022

↓ 6%

Compared to 19.6k in 2019



Household Income

\$29.3k

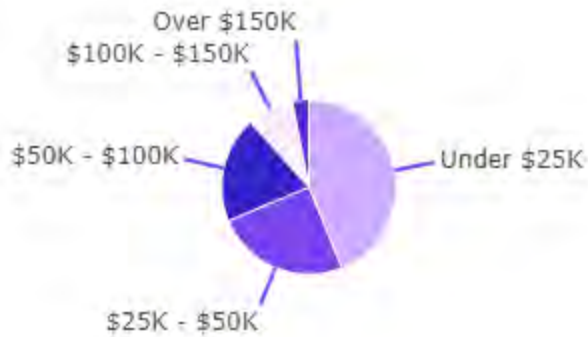
Median Income

\$19.6k

2028 Estimate

↓ **33%**

Growth Rate



Age Demographics

33

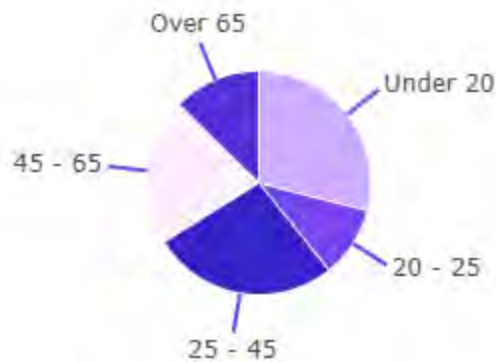
Median Age

34

2028 Estimate

↑ **5%**

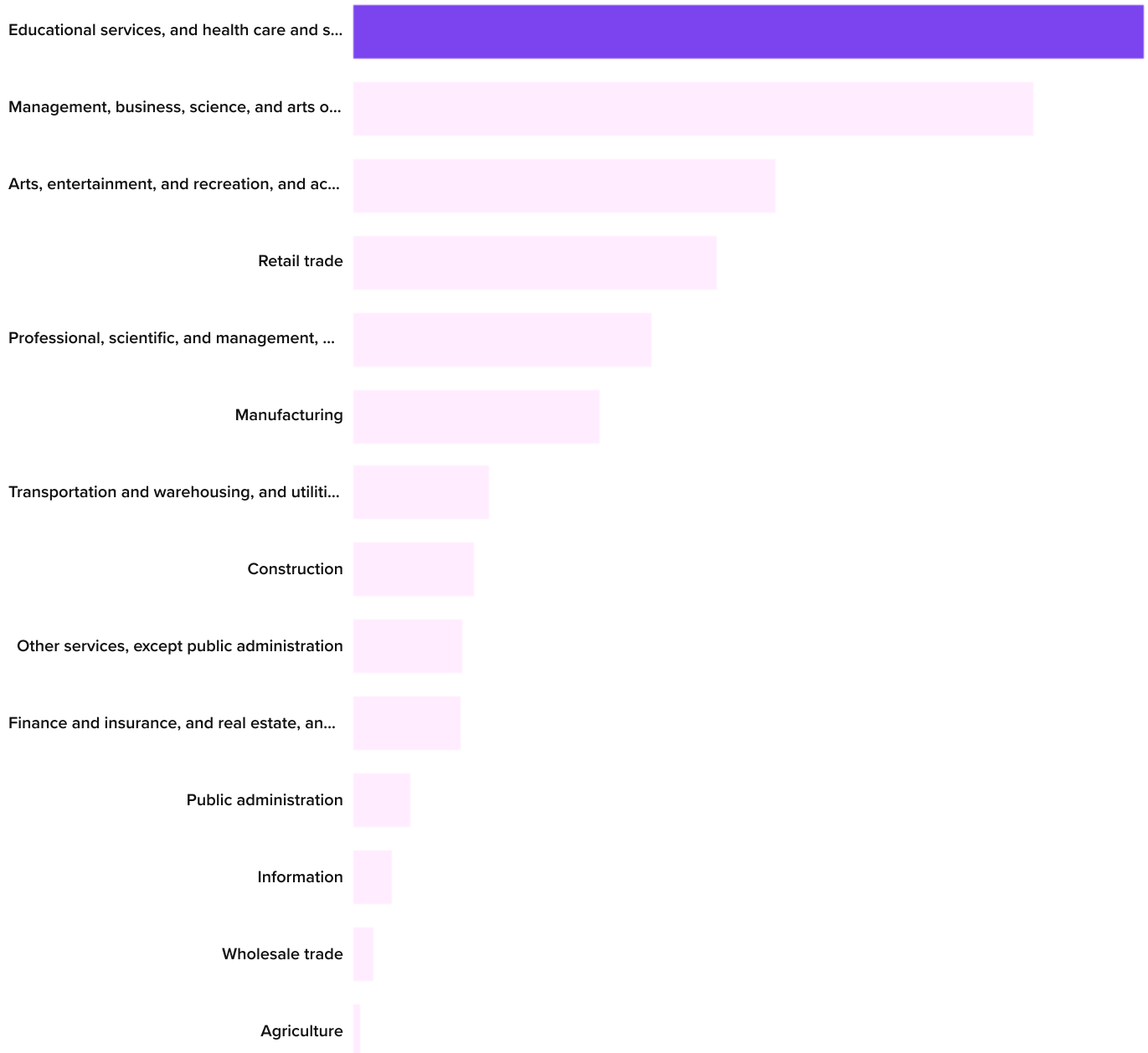
Growth Rate



Number of Employees

14.4k

Top Employment Categories



Housing Occupancy Ratio

3:1

5:1 predicted by 2028



Renter to Homeowner Ratio

2:1

6:1 predicted by 2028

