

THE COHEN BUILDINGS REDEVELOPMENT DESIGN STUDIES



COHEN DEVELOPMENT COMPANY

THE LANDMARK COMMERCIAL BUILDING OF DOWNTOWN PEORIA, ILLINOIS SINCE 1879



Part of the definition of Peoria's Central Business District for over one hundred years, the exceptionally well constructed historic Cohen Building has enormously broad potential for re-use in the 21st Century. Expansive 15,000 sq/ft floors under 20 foot ceilings. Frontage on three arterial streets: Adams, Harrison and Washington. 70,000 sq/ft GFA in main Cohen Building with the option of an additional 25,000 sq/ft GFA Cohen Annex, connected by steel skywalk on three floors. Adjacent to Caterpillar World Headquarters complex, The Peoria Civic Center, and the downtown Peoria Riverfront re-development district.

Demographics:

Population / Average HH Income
 Trade Area (25 miles) **384,250 / \$69,290**
 Metro Area (10 miles) **270,106 / \$68,715**
Source: ScanUS 2014
Average Daily Workforce - Peoria CBD
34,464 people

Traffic:

Interstate 74	63,600
Bob Michel Bridge	19,600
Adams Street	9,600
Washington Street	7,100
Harrison Street	5,050
Liberty Street	3,000
Total ADT	107,950

Source: Illinois Department of Transportation 2012-2014



OSF Saint Francis Medical Center

St. Jude Children's Research Hospital

Jump Trading Simulation & Education Center

Methodist Medical Center

University of Illinois College of Medicine

New Courtyard by Marriott

New Full Service Marriott Hotel and Conference Center

Peoria Civic Center & Theatre

Caterpillar World Training Center

Peoria Chiefs - Dozer Park

RiverPlex Recreation & Wellness Center

Future Caterpillar World Headquarters

The Cohen Building

Mark Twain Hotel

Caterpillar World Headquarters

Caterpillar Museum & Visitor's Center

Peoria Riverfront Museum & Planitarium

Caterpillar LD Building

CityLink Transit Center

US Post Office, Peoria Main Branch

Peoria, Illinois -- Central Business District / Riverfront -- May, 2015

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THE COHEN BUILDINGS -- MAIN BUILDING



View from Adams Street



COHEN DEVELOPMENT COMPANY

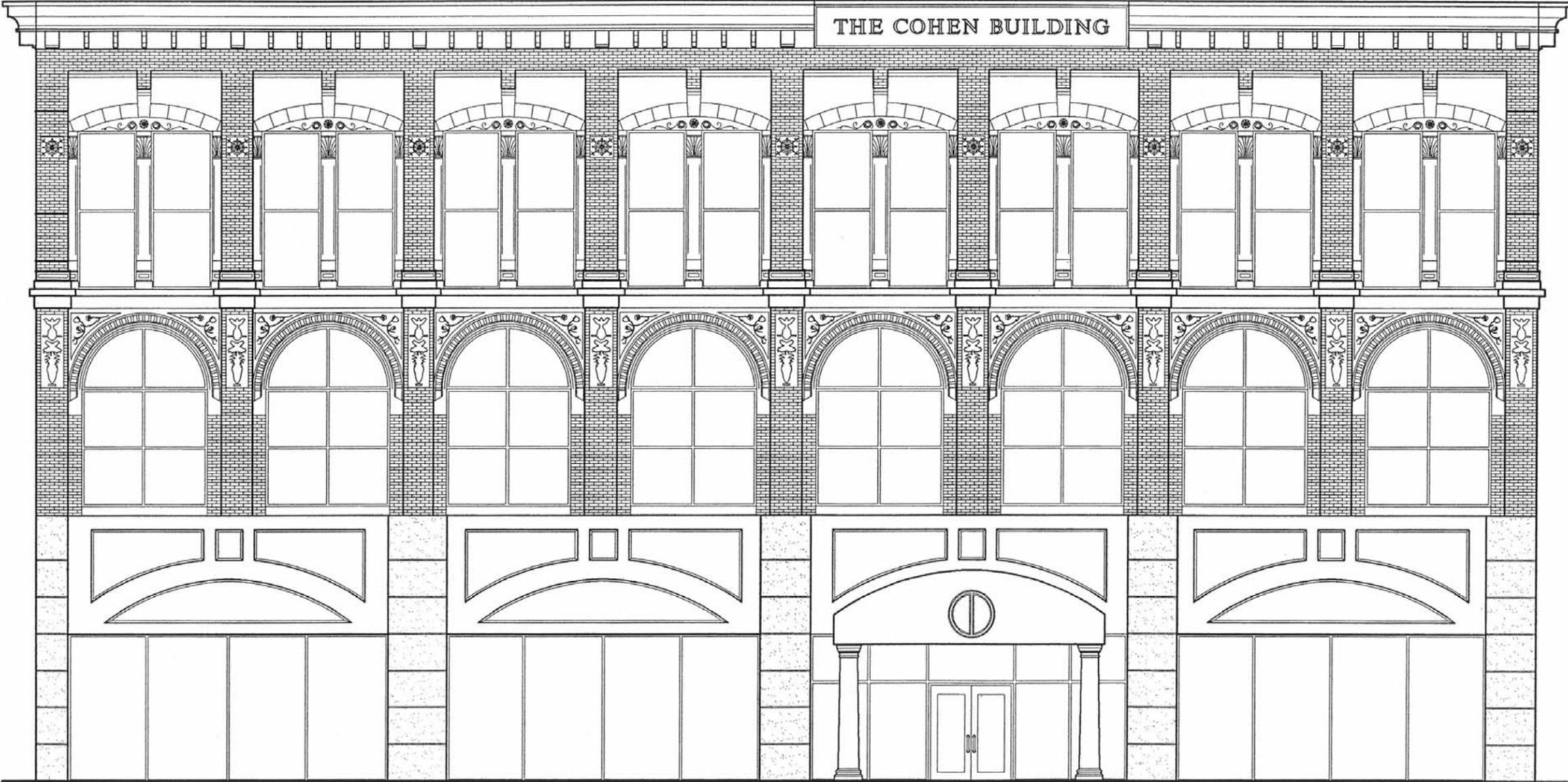
THE COHEN BUILDINGS -- ANNEX BUILDING



View from Washington Street

Wischmeyer
THE WISCHMEYER ARCHITECTS

THE COHEN BUILDINGS



ADAMS STREET ELEVATION

THE COHEN BUILDINGS

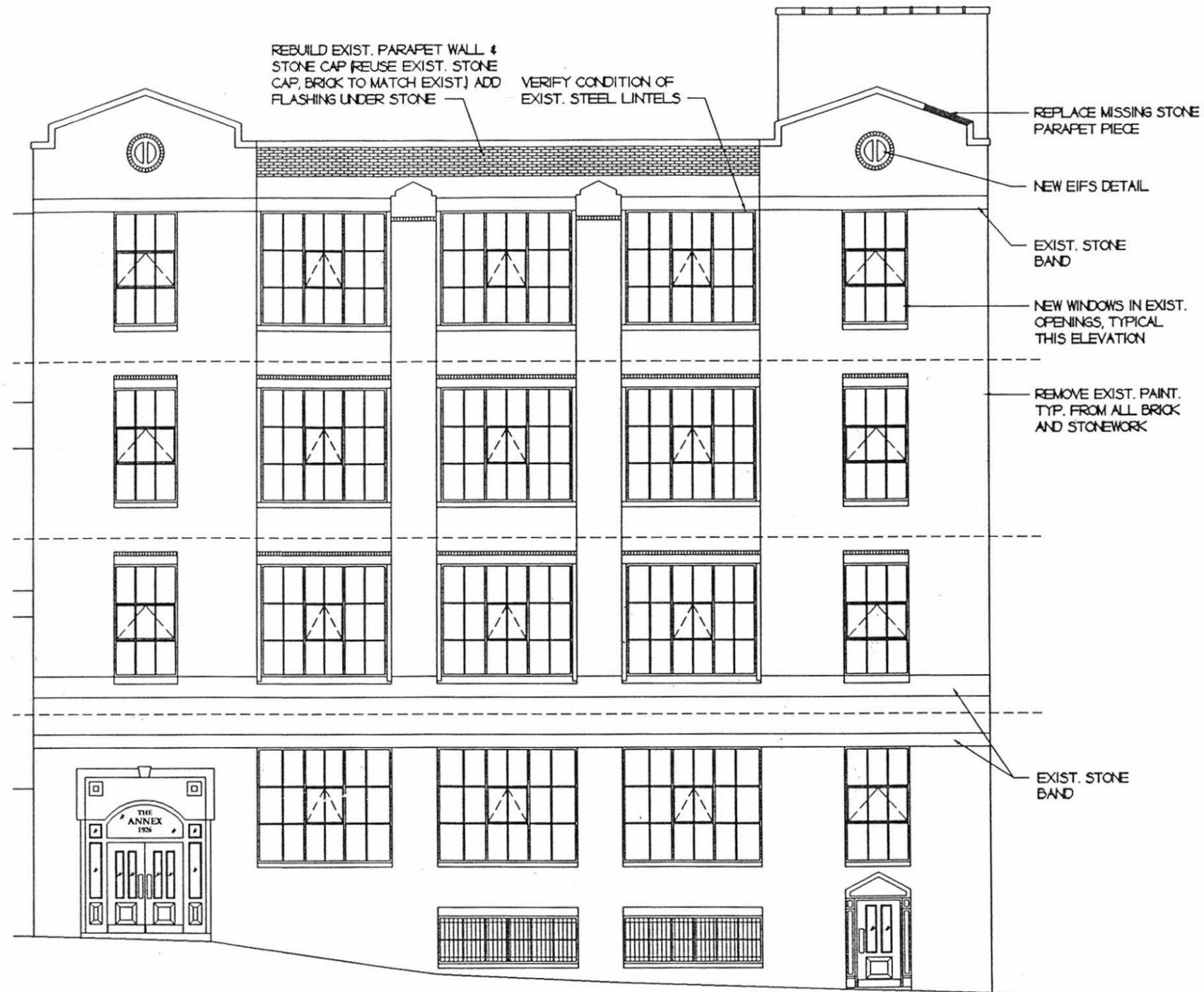


MAIN BUILDING

ANNEX BUILDING

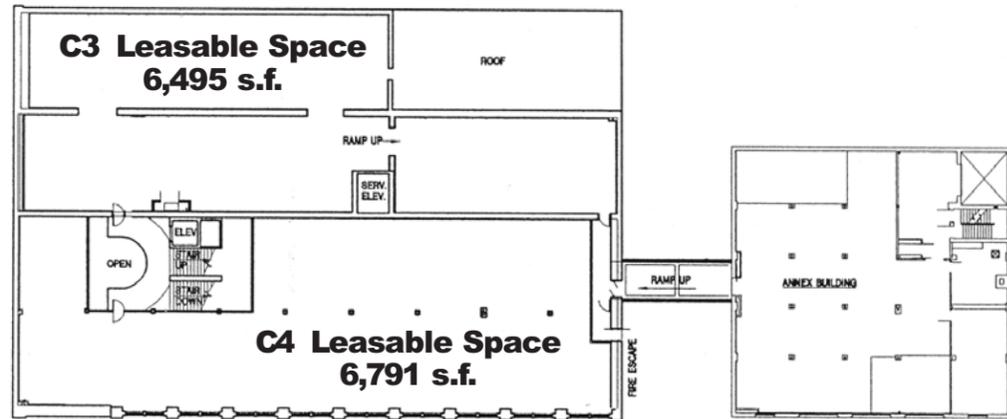
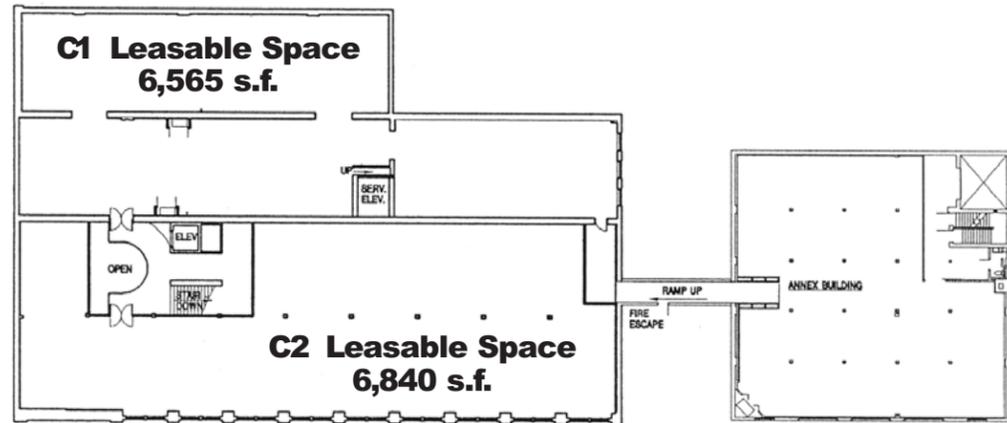
HARRISON STREET ELEVATION

THE COHEN BUILDINGS -- ANNEX BUILDING -- SOUTH ELEVATION



THE COHEN BUILDINGS -- MAIN BUILDING -- ATRIUM PLAN

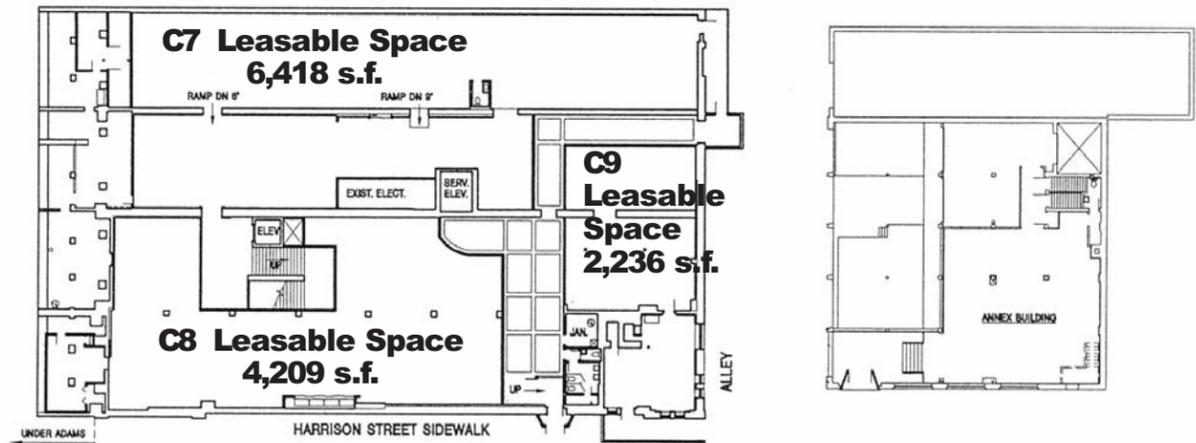
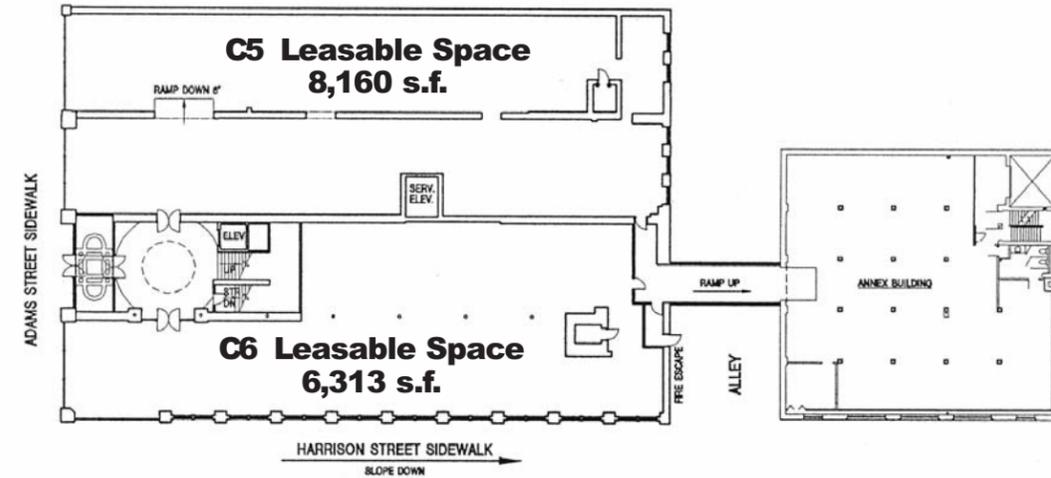
THIRD FLOOR PLAN



SECOND FLOOR PLAN

ATRIUM PLAN LEASING SCHEDULE	
THIRD FLOOR	
C1	6,565
C2	6,840
LEASABLE SPACE	13,405
COMMON AREAS	1,315
SECOND FLOOR	
C3	6,495
C4	6,791
LEASABLE SPACE	13,286
COMMON AREAS	1,298
FIRST FLOOR	
C5	8,160
C6	6,313
LEASABLE SPACE	14,473
COMMON AREAS	1,672
LOWER LEVEL	
C7	6,418
C8	4,209
C9	2,236
LEASABLE SPACE	12,863
COMMON AREAS	2,448
TOTALS	
LEASABLE SPACE	54,027
COMMON AREAS	6,733

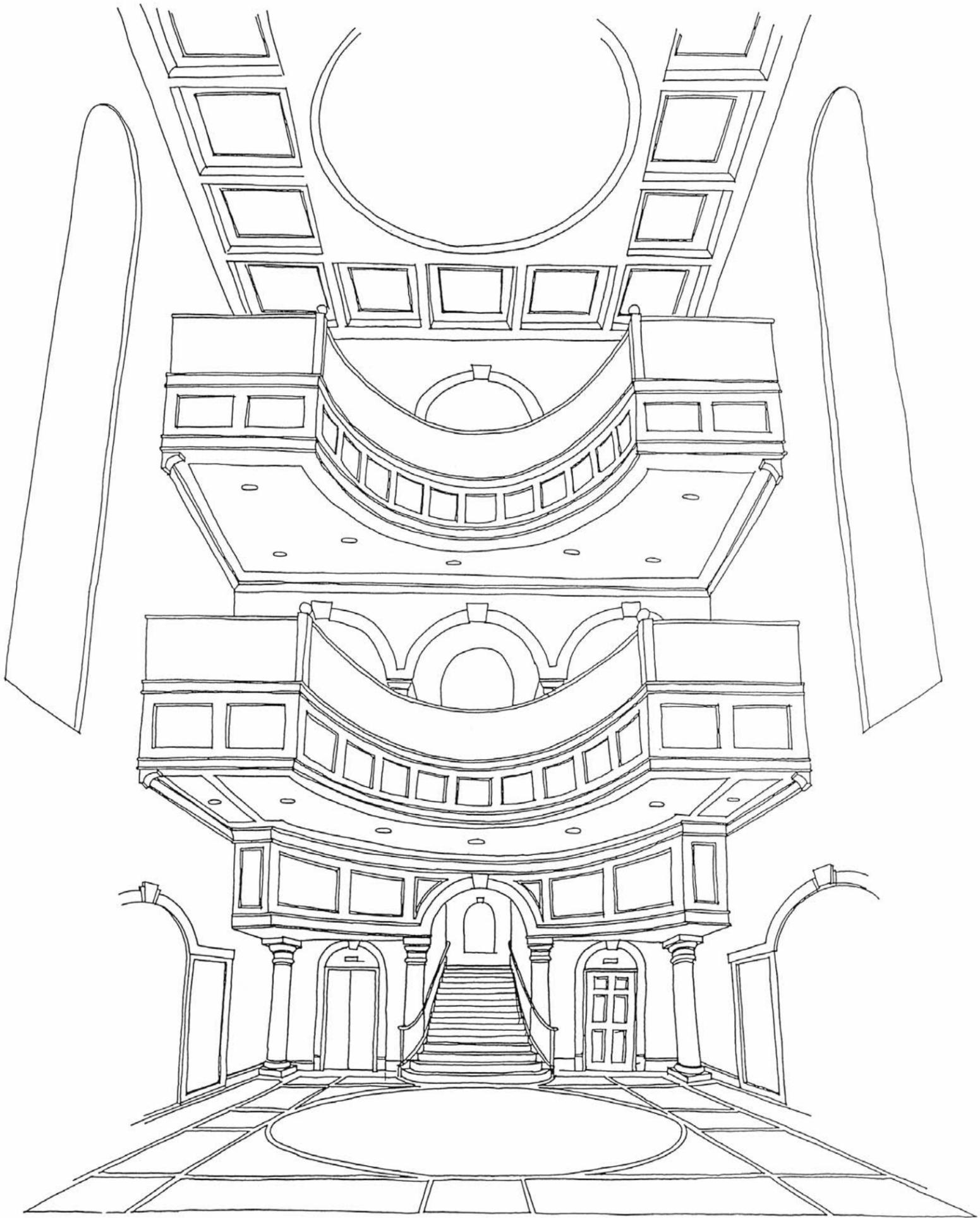
FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN

THE COHEN BUILDINGS

MAIN BUILDING -- ATRIUM LOBBY



Skylit Grand Staircase Atrium Lobby

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

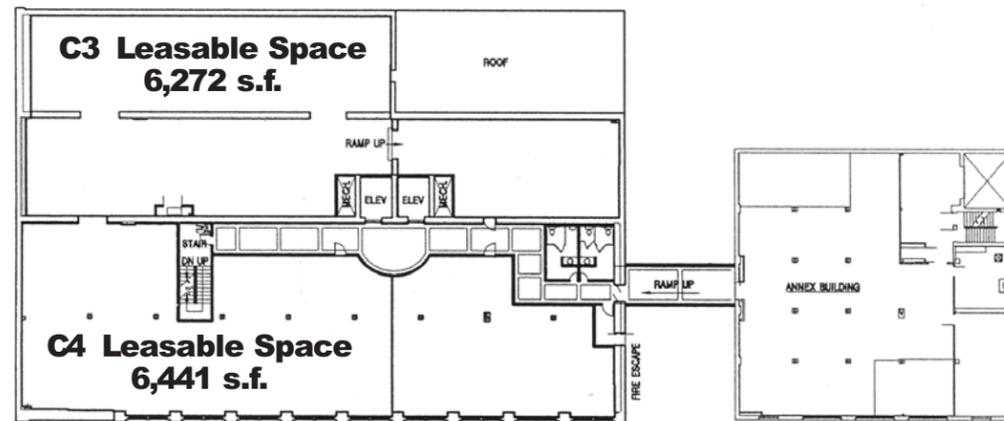
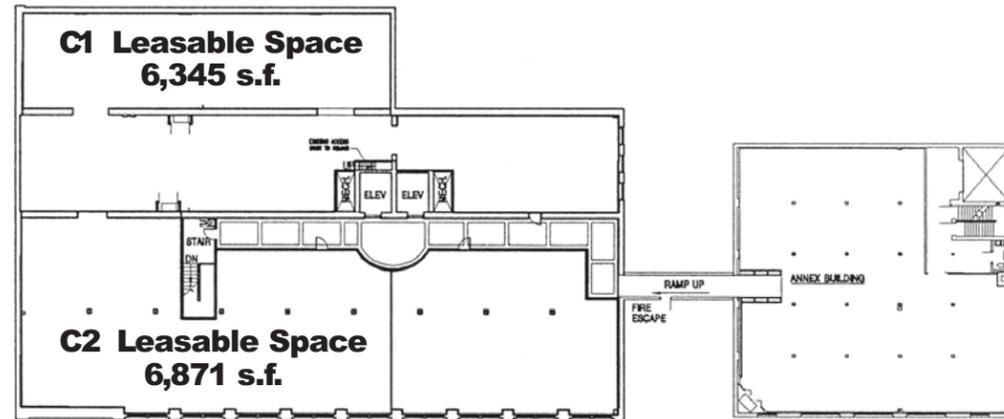
Farnsworth
GROUP



COHEN DEVELOPMENT COMPANY

THE COHEN BUILDINGS -- MAIN BUILDING -- CORRIDOR PLAN

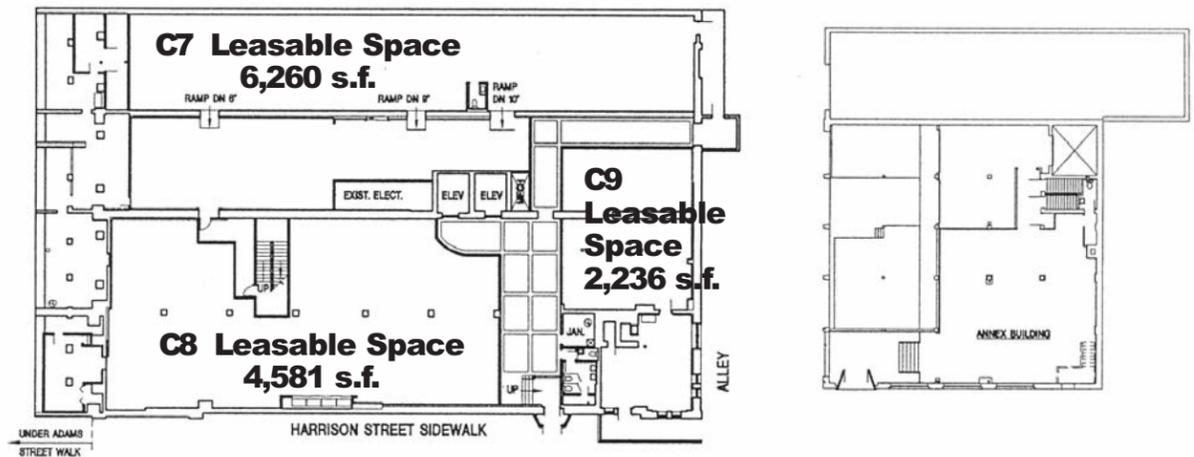
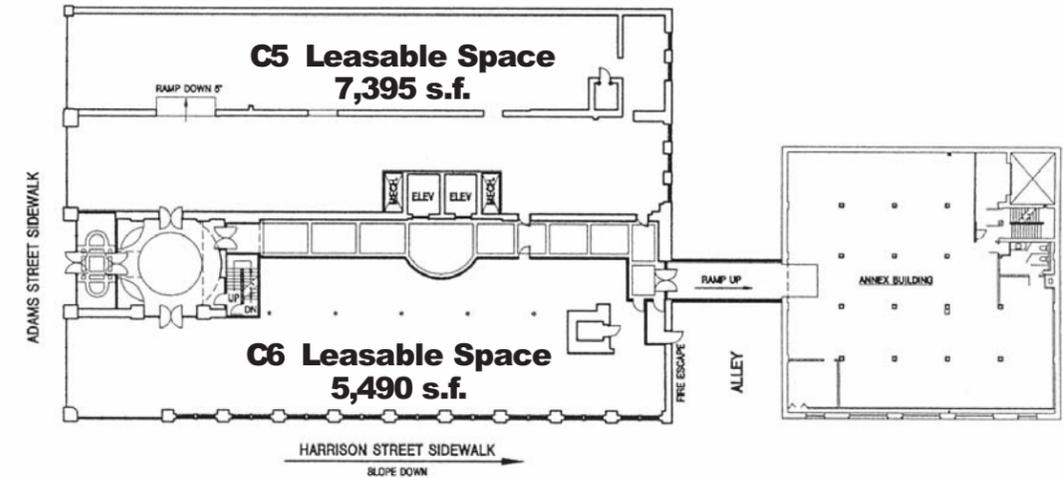
THIRD FLOOR PLAN



SECOND FLOOR PLAN

CORRIDOR PLAN LEASING SCHEDULE	
THIRD FLOOR	
C1	6,345
C2	6,871
LEASABLE SPACE	13,216
COMMON AREAS	1,291
SECOND FLOOR	
C3	6,272
C4	6,441
LEASABLE SPACE	12,713
COMMON AREAS	1,606
FIRST FLOOR	
C5	7,395
C6	5,490
LEASABLE SPACE	12,885
COMMON AREAS	2,565
LOWER LEVEL	
C7	6,260
C8	4,581
C9	2,236
LEASABLE SPACE	13,077
COMMON AREAS	2,050
TOTALS	
LEASABLE SPACE	51,891
COMMON AREAS	3,890

FIRST FLOOR PLAN



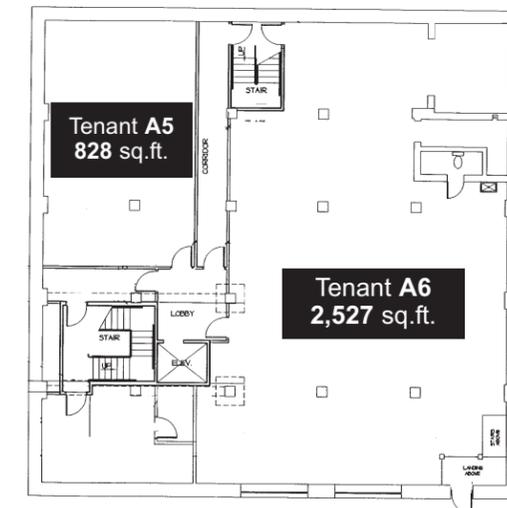
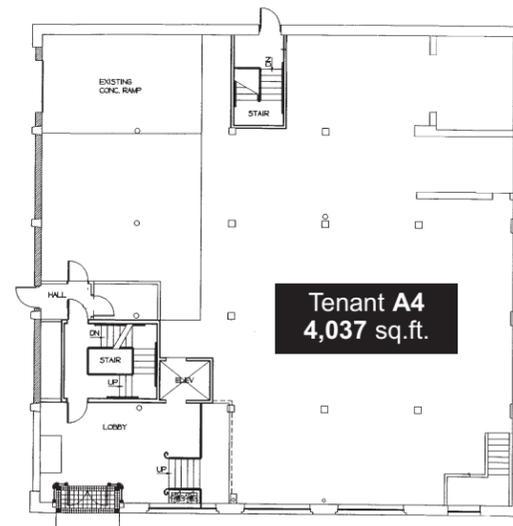
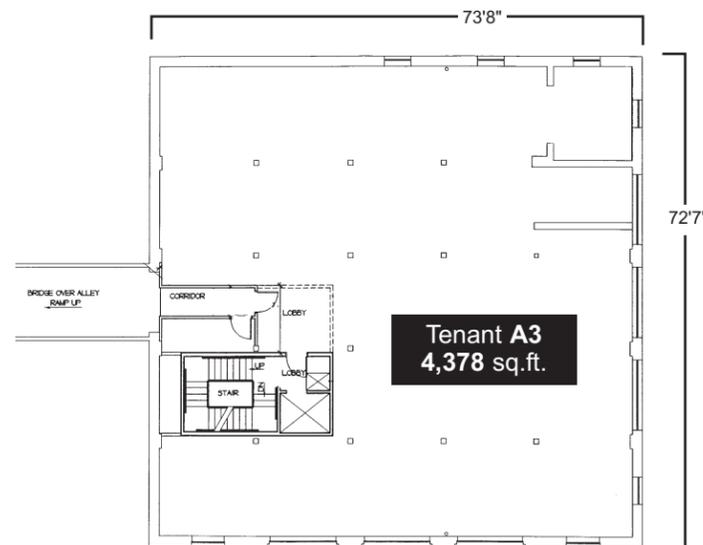
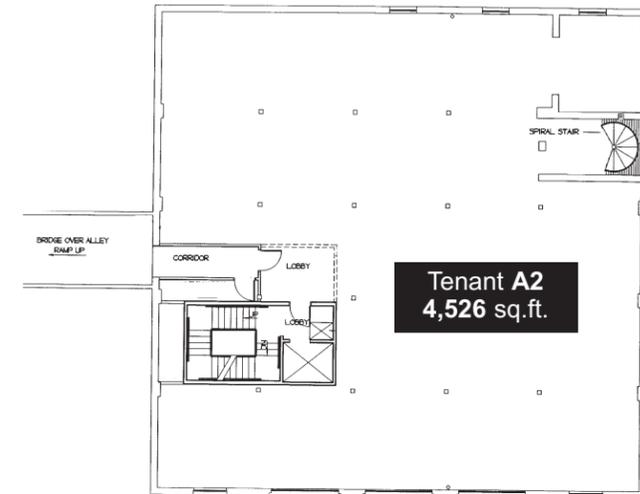
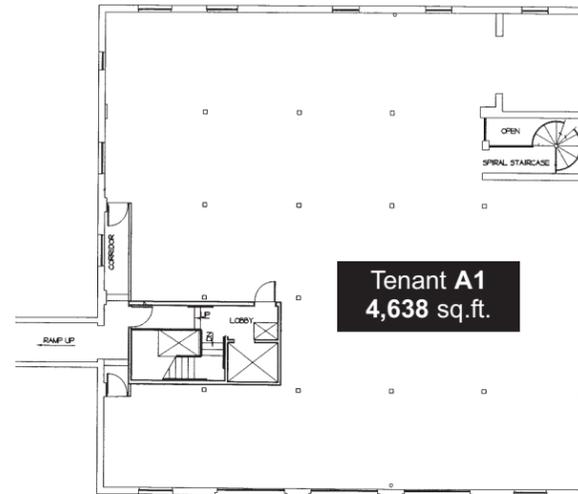
LOWER LEVEL FLOOR PLAN

THE COHEN BUILDINGS -- MAIN BUILDING -- CORRIDOR LOBBY

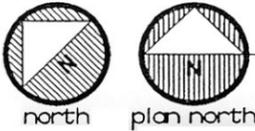
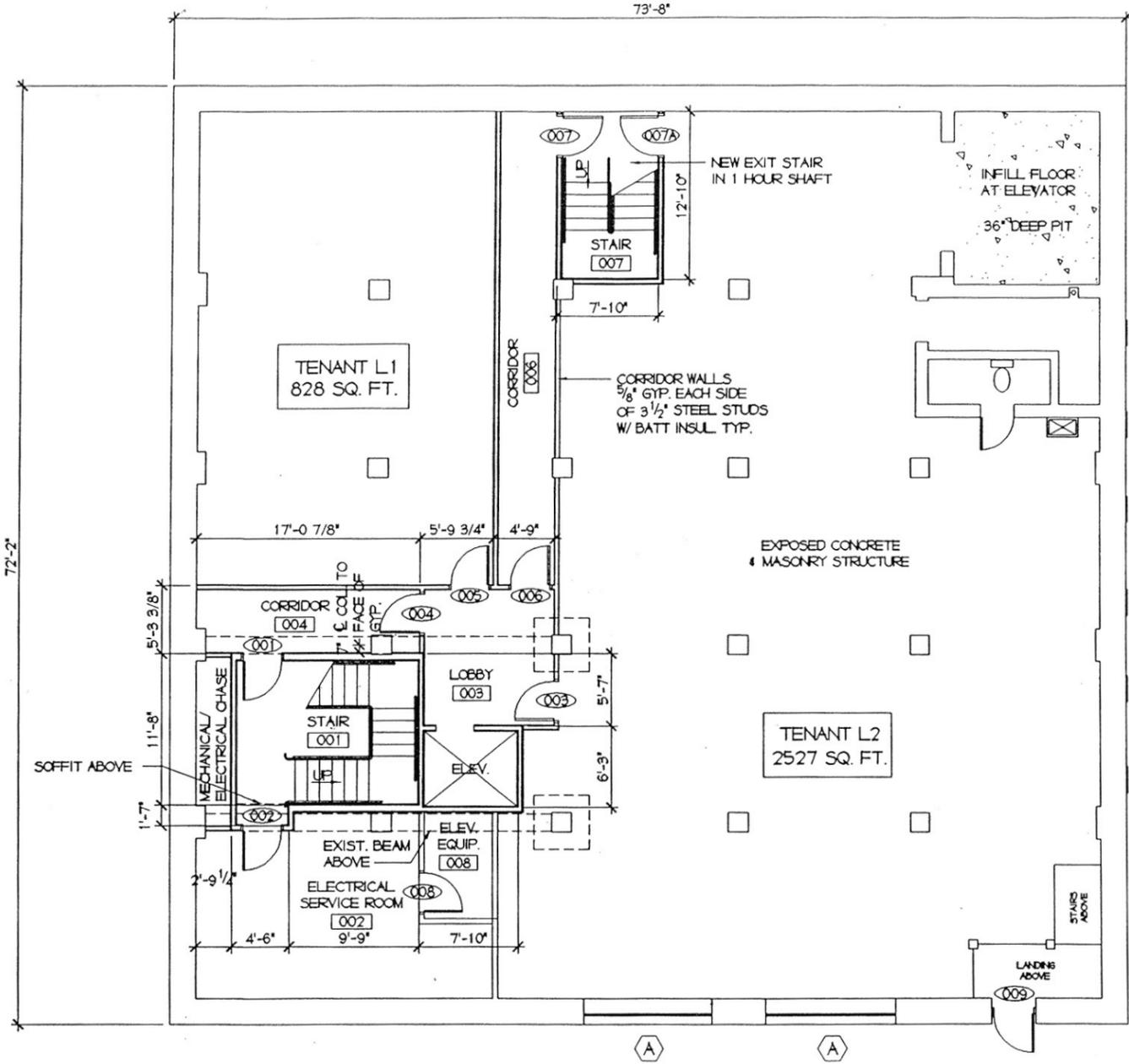


THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLANS

LEASING SCHEDULE		
A1	Fourth Floor	4638 sq.ft.
A2	Third Floor	4526 sq.ft.
A3	Second Floor	4378 sq.ft.
A4	First Floor	4037 sq.ft.
A5	Lower Level-Area 1	828 sq.ft.
A6	Lower Level-Area 2	2527 sq.ft.
Total		20,934 sq.ft.



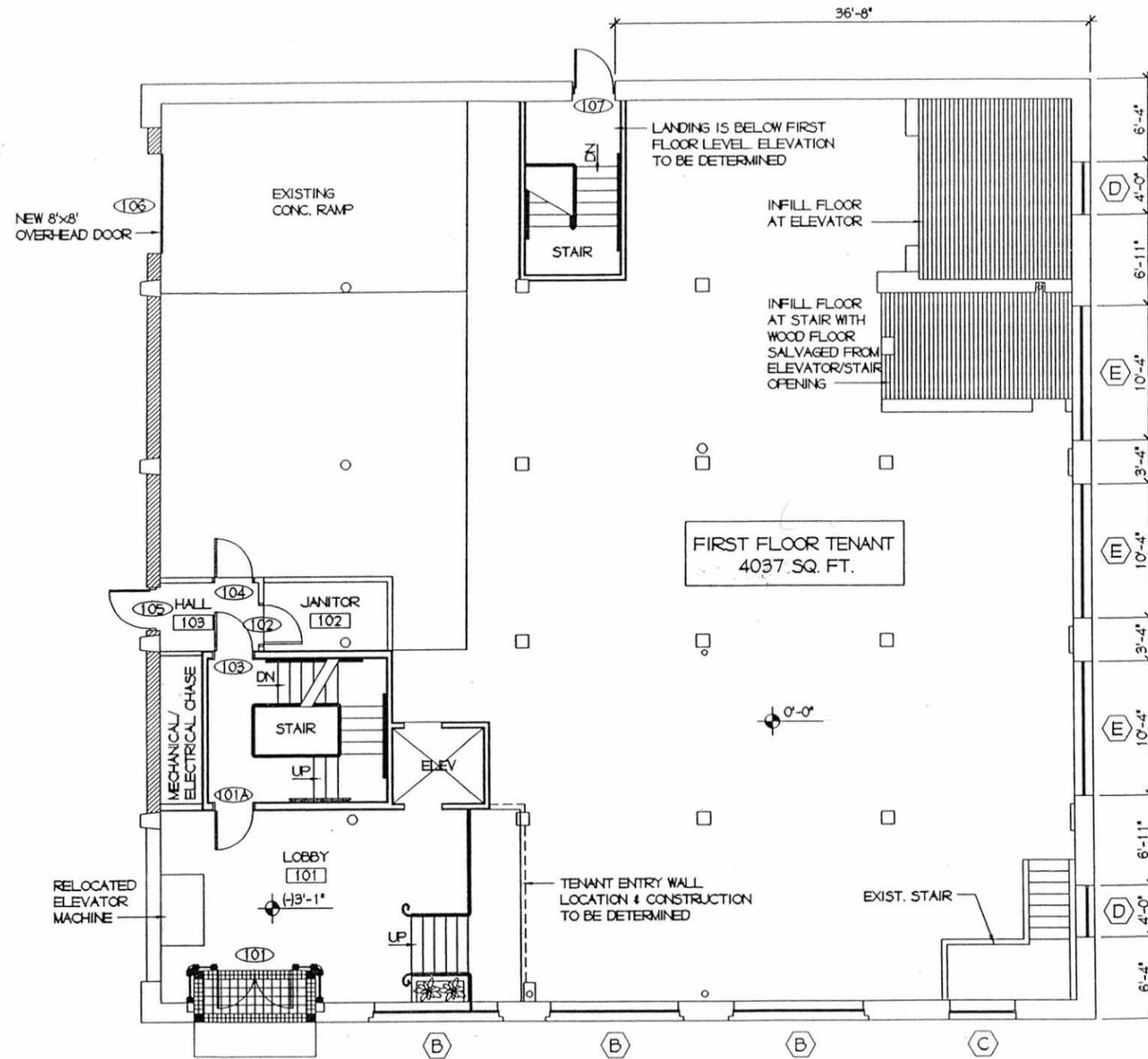
THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / LOWER LEVEL



FLOOR PLAN

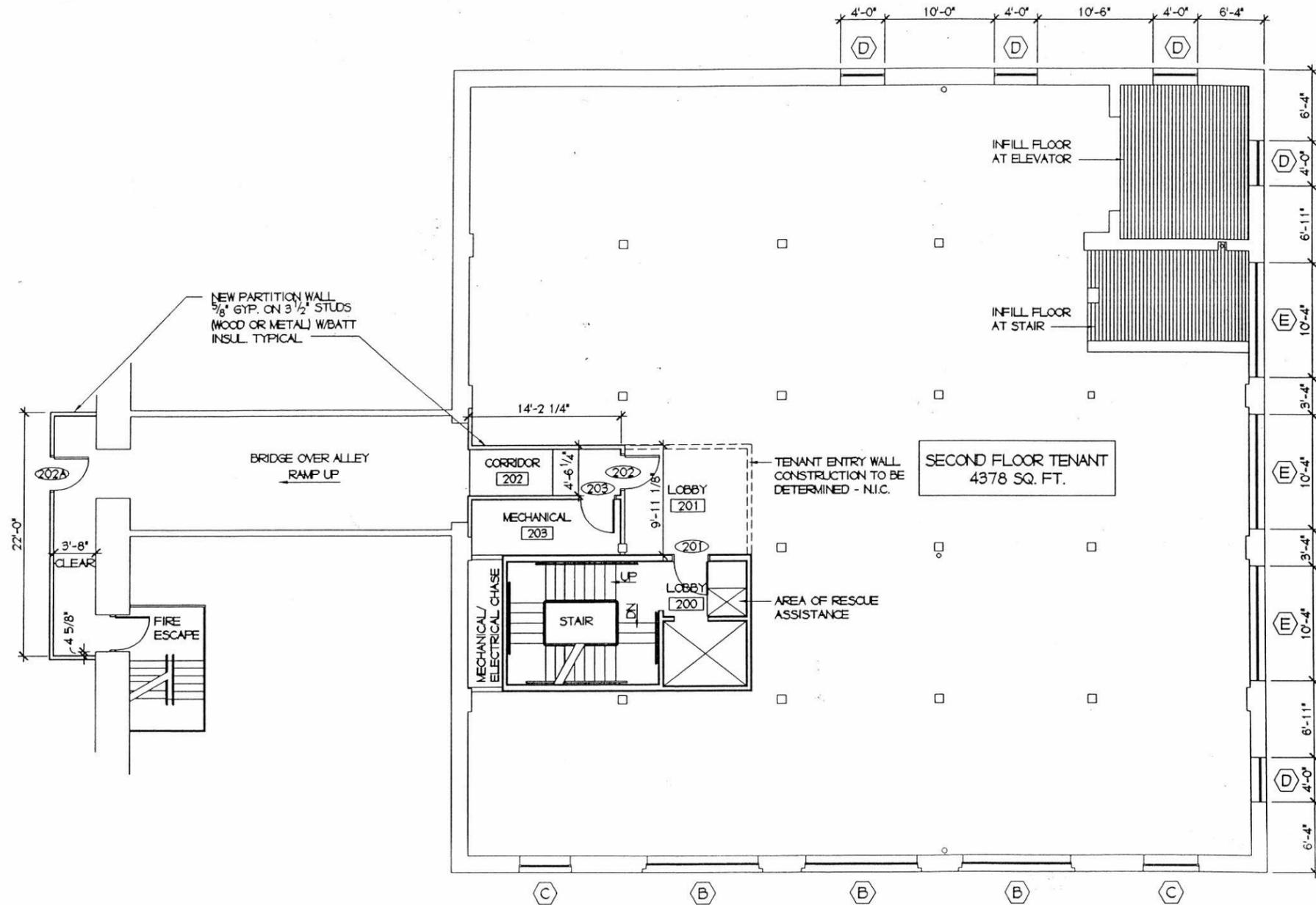
LOWER LEVEL

THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / FIRST FLOOR



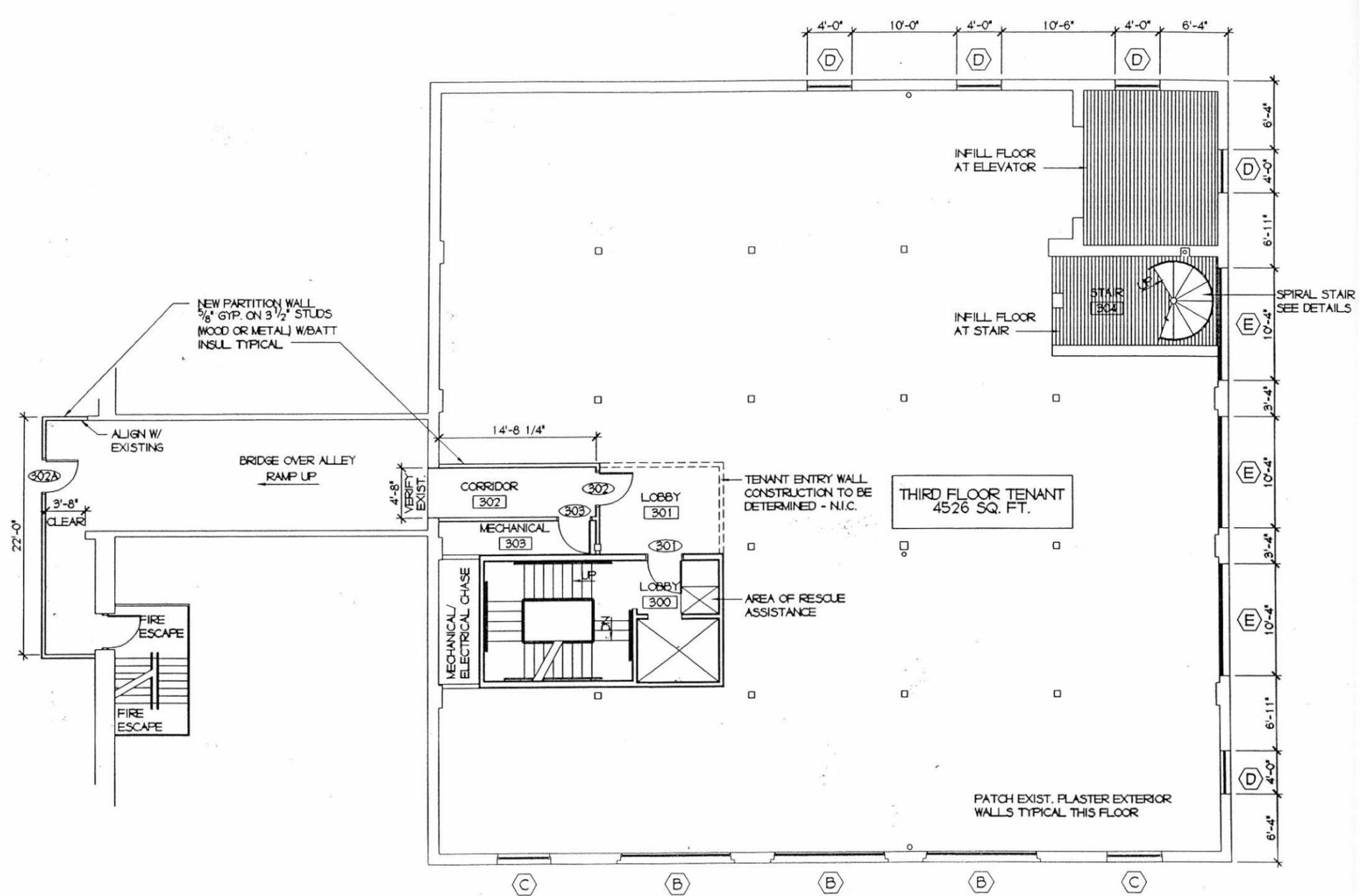
FIRST FLOOR

THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / SECOND FLOOR



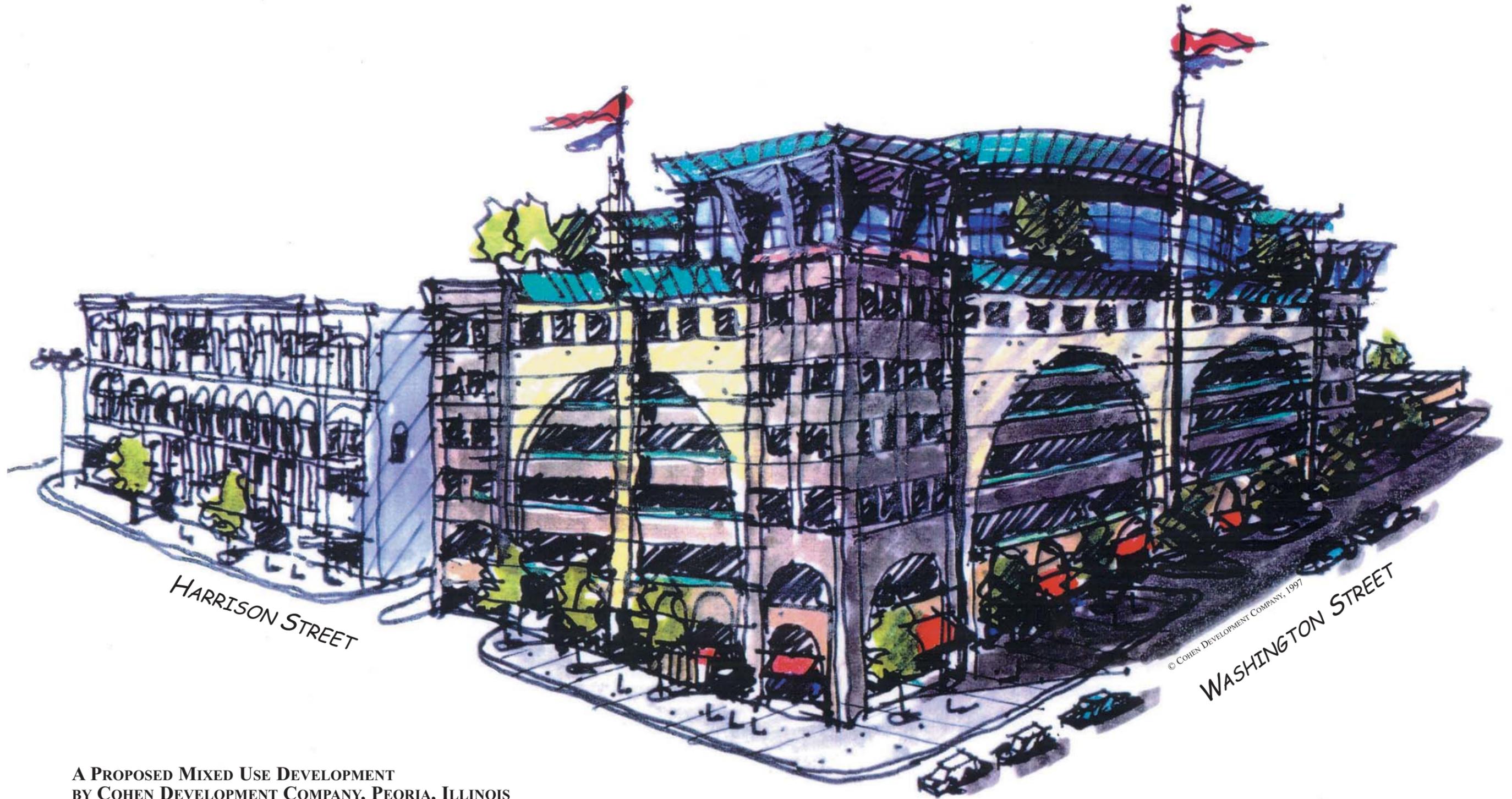
SECOND FLOOR

THE COHEN BUILDINGS -- ANNEX BUILDING -- FLOOR PLAN / THIRD FLOOR



THIRD FLOOR

COHEN BUILDING REDEVELOPMENT



A PROPOSED MIXED USE DEVELOPMENT
BY COHEN DEVELOPMENT COMPANY, PEORIA, ILLINOIS

450 Car Parking • 50,000 sf. Hotel • 100,000 sf. Office/Retail

KKE

Korsunsky Krank Erickson
Architects, Inc.
Minneapolis, Minnesota



COHEN DEVELOPMENT COMPANY

KKE

Korsunsky Krank Erickson
Architects, Inc.

300 First Avenue North
Minneapolis, MN 55401
612/339-4200
FAX 342-9287

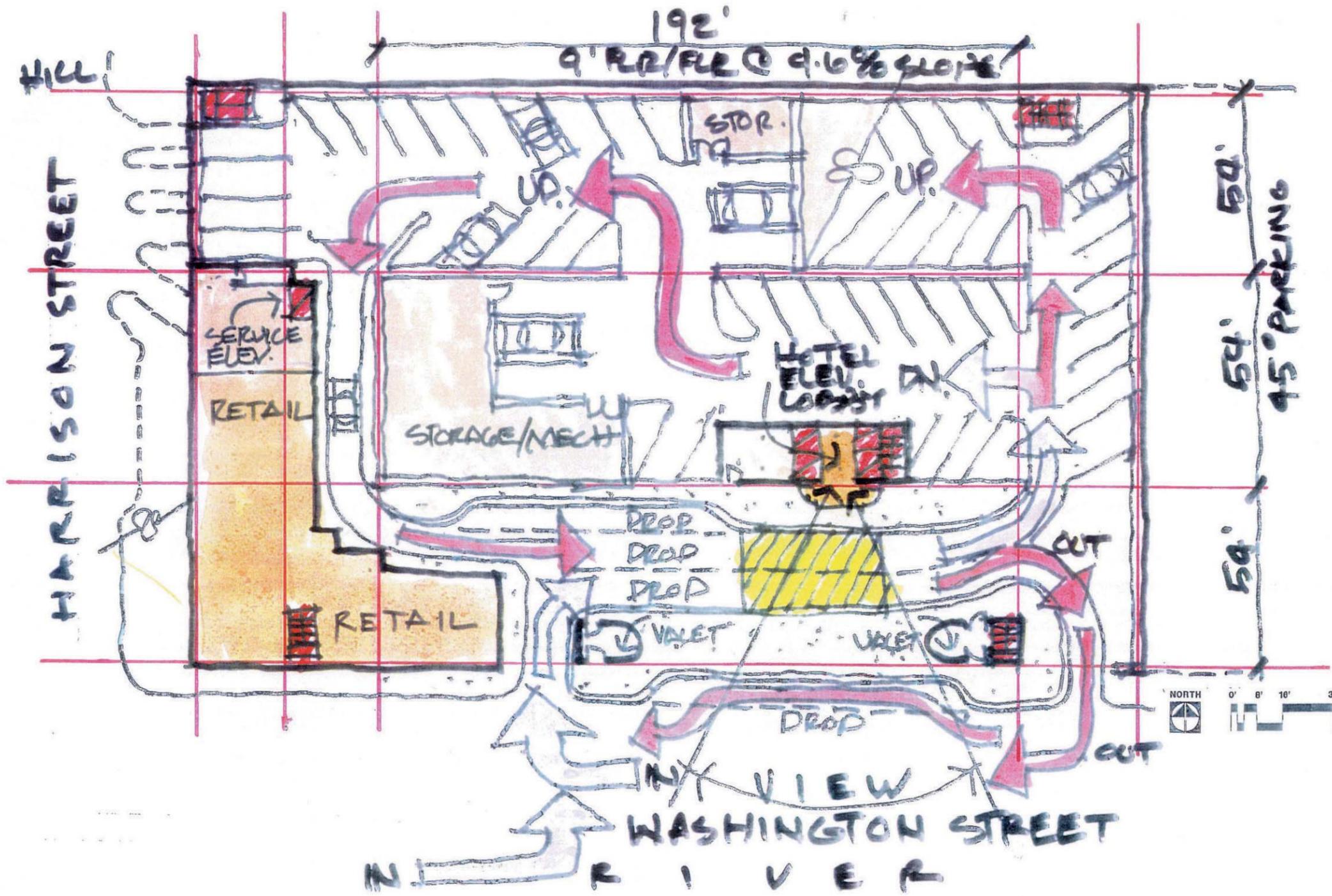
COHEN
DEVELOPMENT
COMPANY

PEORIA, ILLINOIS

SCHEMATIC
DESIGN

WASHINGTON
STREET LEVEL
PLAN

Project 98-08-1003-01 Sheet
Date 12.29.97
Drawn by _____ SD1
Checked by _____ of _____



KKE

Korsunsky Krank Erickson
Architects, Inc.

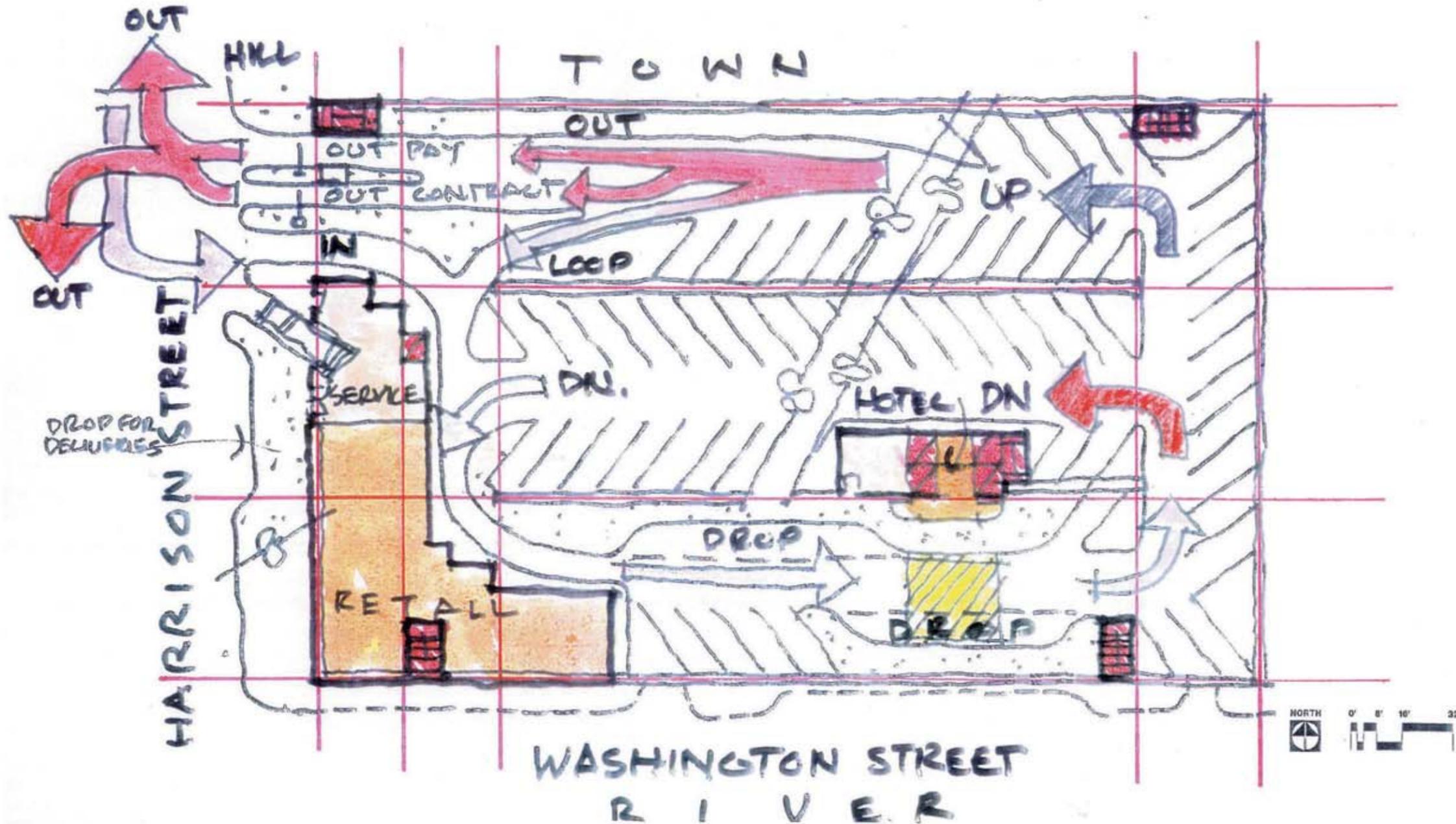
300 First Avenue North
Minneapolis, MN 55401
612/339-4200
FAX 342-9287

COHEN
DEVELOPMENT
COMPANY

PEORIA, ILLINOIS

SCHEMATIC
DESIGN

HARRISON
STREET LEVEL
PLAN



Project 98-08-1003-01 Sheet
Date 12.29.97
Drawn by _____ SD2
Checked by _____ of _____

KKE

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Architects, Inc.

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612/339-4200
FAX 342-9267

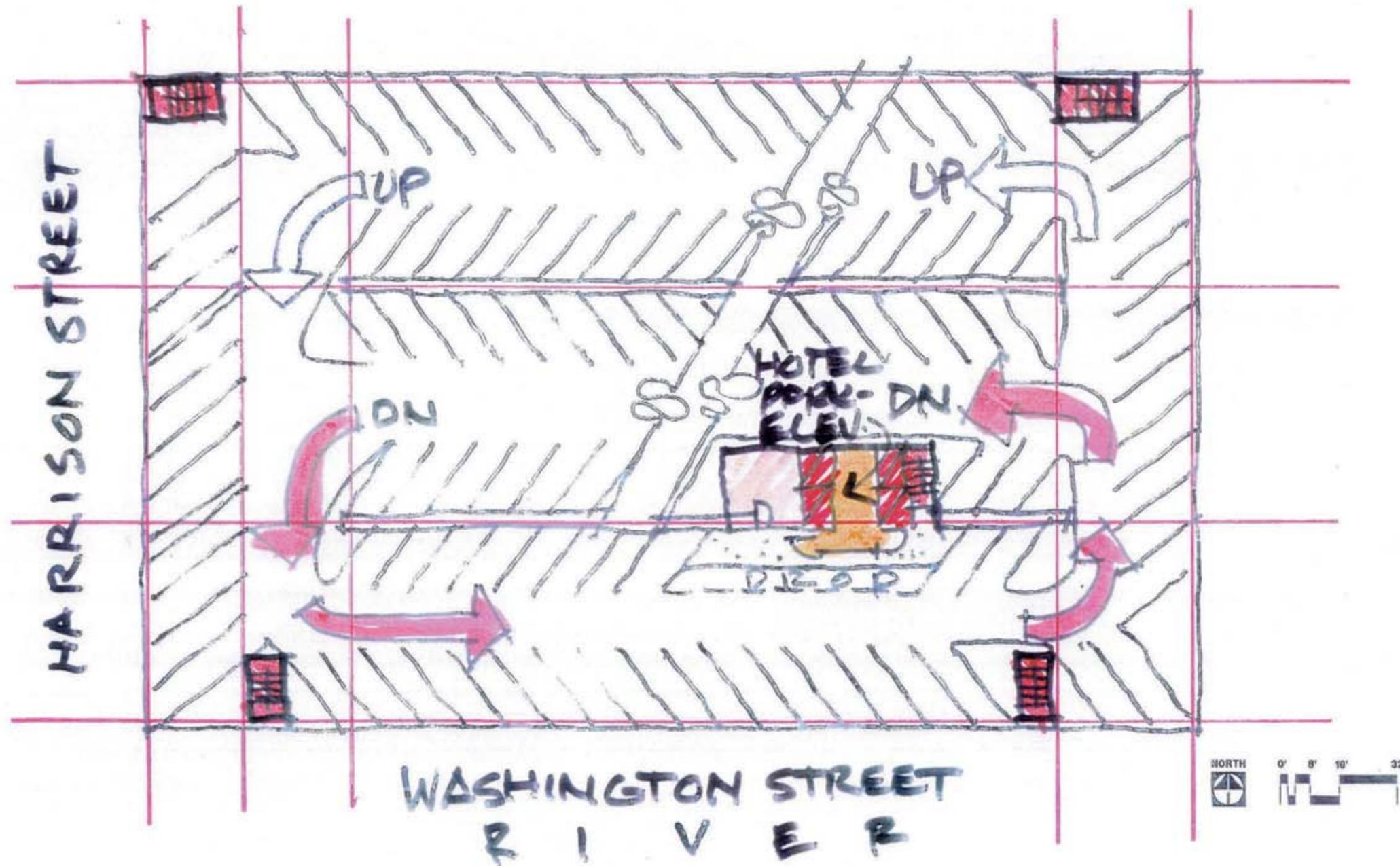
COHEN
DEVELOPMENT
COMPANY

PEORIA, ILLINOIS

SCHEMATIC
DESIGN

TYPICAL
PARKING LEVEL
PLAN

Project 98-08-1003-01 Sheet
Date 12-29-97
Drawn by _____ SD3
Checked by _____ of _____



KKE

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Architects, Inc.

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COHEN
DEVELOPMENT
COMPANY

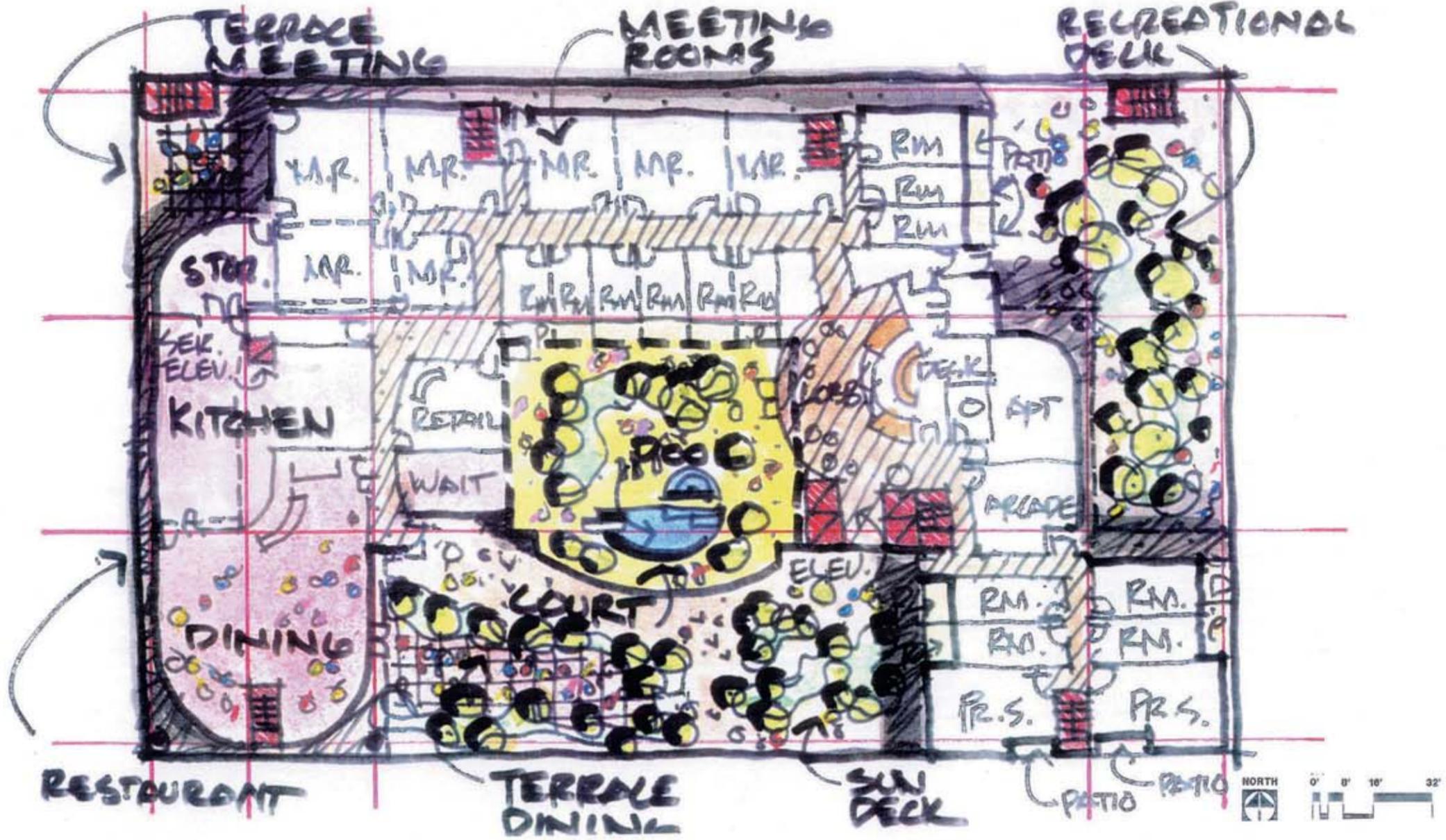
PEORIA, ILLINOIS

SCHEMATIC
DESIGN

HOTEL
LOBBY / DESK
LEVEL

Project 98-08-1003-01
Date 12.29.97
Drawn by _____
Checked by _____

Sheet
SD4
of _____



KKE

Korsunsky Krank Erickson
Architects, Inc.

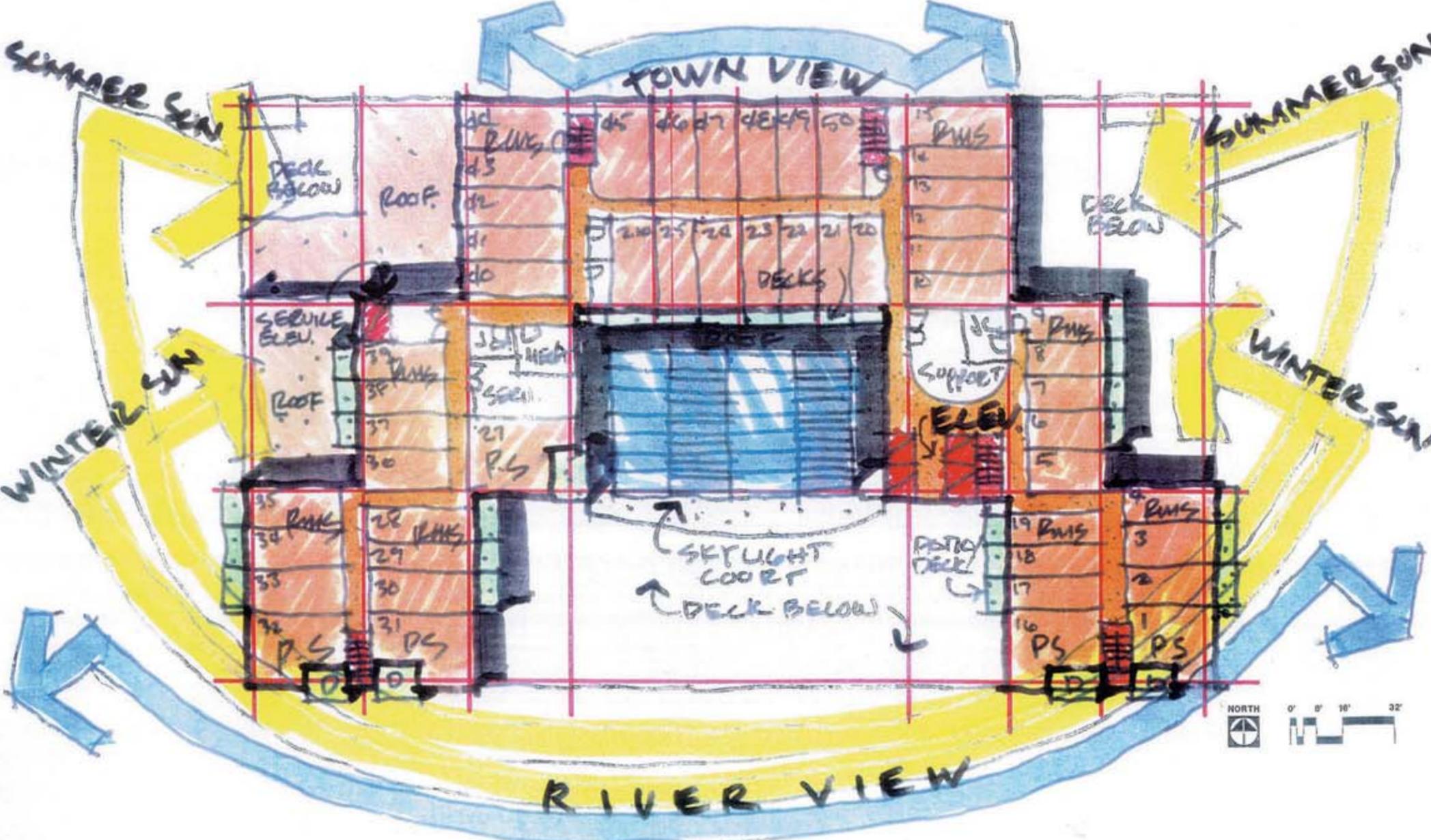
300 First Avenue North
Minneapolis, MN 55401
612/339-4200
FAX 342-9287

COHEN
DEVELOPMENT
COMPANY

PEORIA, ILLINOIS

SCHEMATIC
DESIGN

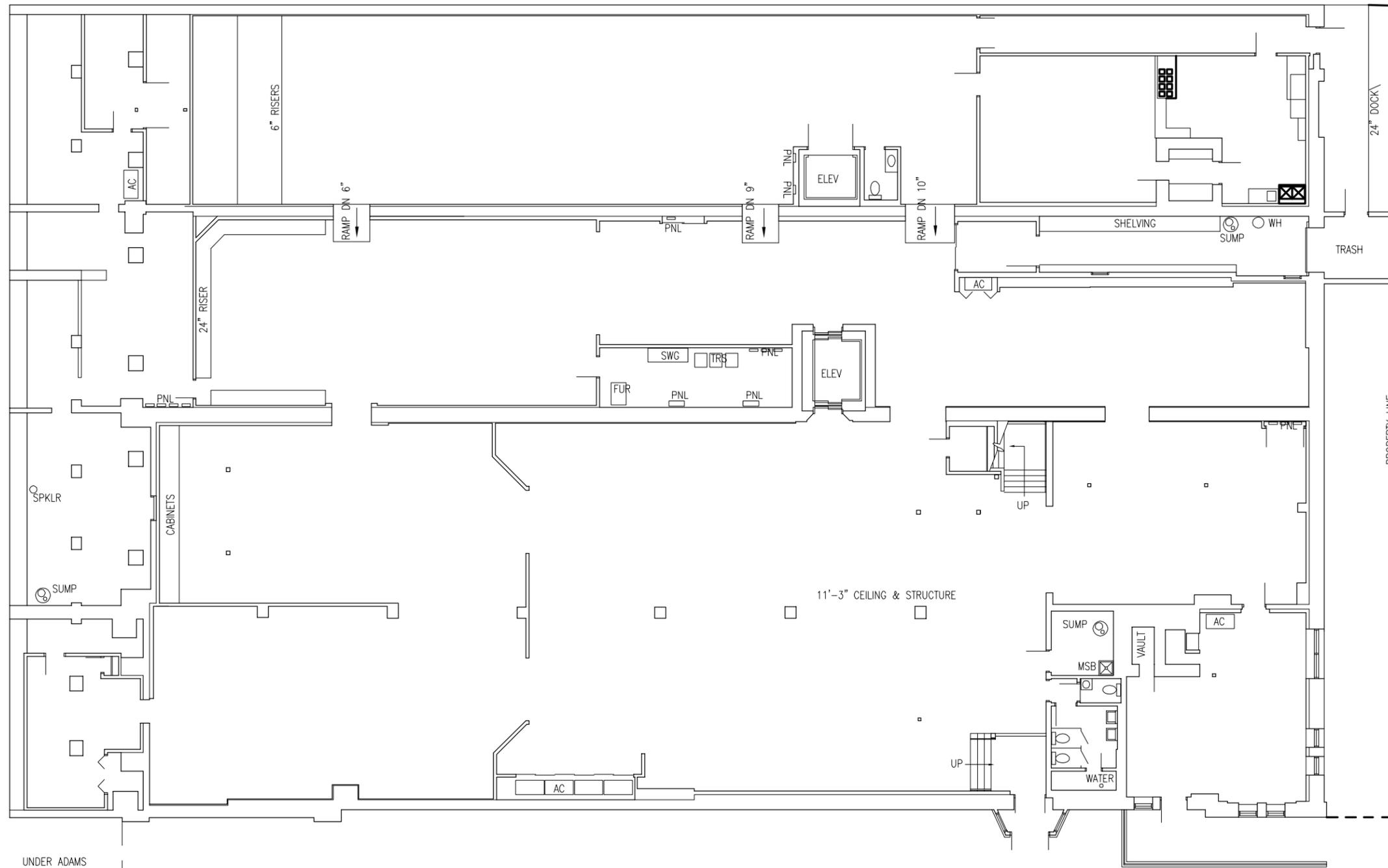
TYPICAL
HOTEL LEVEL
50 RMS.



Project 98-08-1003-01
Date 12-29-97
Drawn by _____
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Sheet
SD5
of _____

NEIGHBORING BUILDING



UNDER ADAMS STREET WALK

GROSS SQUARE FOOT AREA (NOT INCLUDING AREA UNDER ADAMS STREET WALK) - 15,930 SF

HARRISON STREET SIDEWALK
SLOPE DOWN



COHEN DEVELOPMENT COMPANY
406 S.W. WASHINGTON PEORIA, ILLINOIS 61602 (309) 671-1000



4600 N Brandywine Dr, Suite 105
Peoria, Illinois 61614
309/686-5100, 309/686-5232 fax

COHEN BUILDING - BASEMENT FLOOR PLAN PROJECT NO:

COHEN DEVELOPMENT

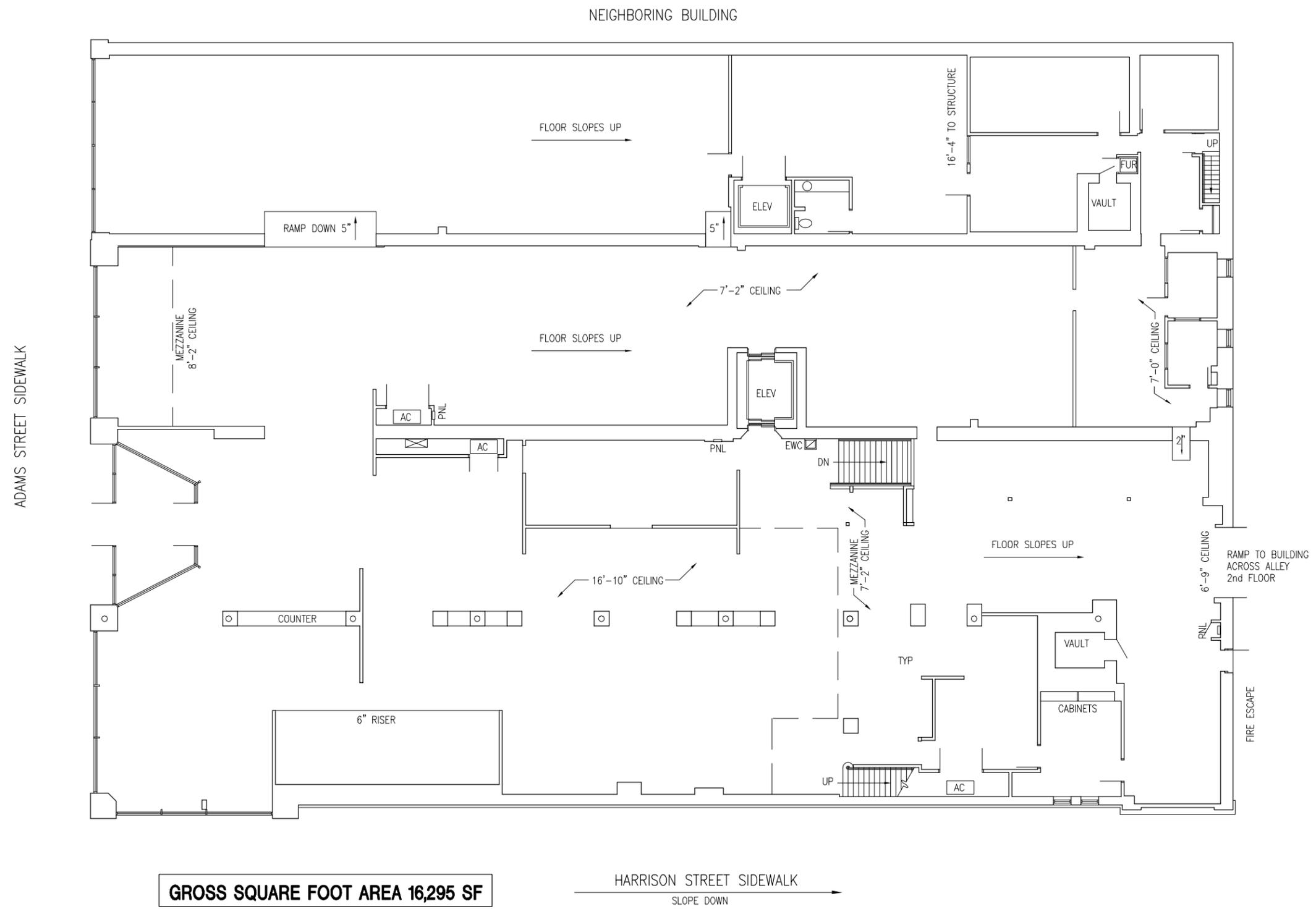
EXISTING COHEN FURNITURE BUILDING

323 S.W. ADAMS PEORIA, ILLINOIS

DATE: 1 DEC 2000

SHEET NO:

A1



GROSS SQUARE FOOT AREA 16,295 SF



COHEN DEVELOPMENT COMPANY
 406 S.W. WASHINGTON PEORIA, ILLINOIS 61602 (309) 671-1000



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COHEN BUILDING - FIRST FLOOR PLAN

COHEN DEVELOPMENT

EXISTING COHEN FURNITURE BUILDING

323 S.W. ADAMS PEORIA, ILLINOIS

PROJECT NO:

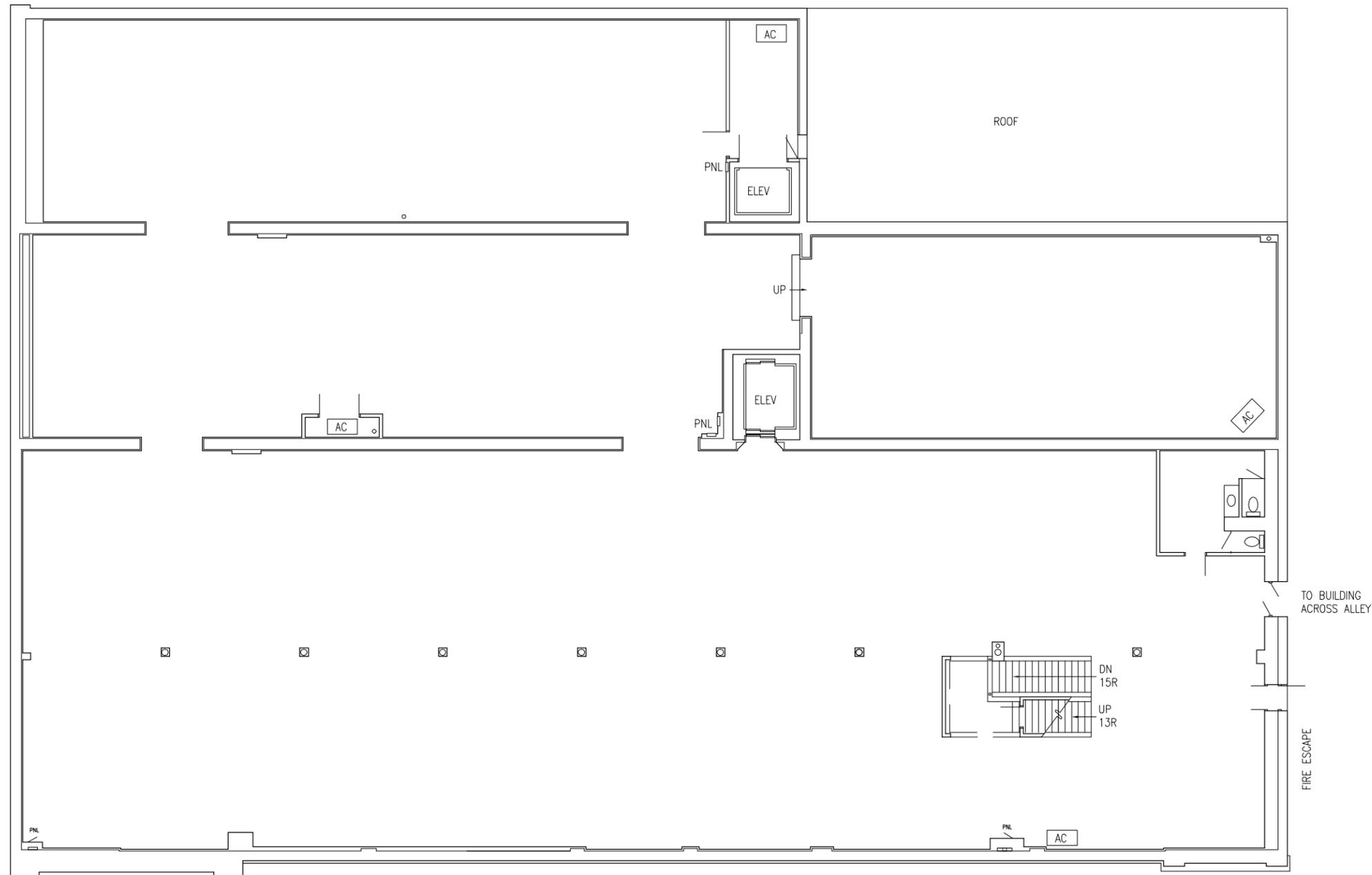
DATE: 1 DEC 2000

SHEET NO:

A2

NEIGHBORING BUILDING

ADAMS STREET



GROSS SQUARE FOOT AREA 14,760 SF

HARRISON STREET



COHEN DEVELOPMENT COMPANY
 406 S.W. WASHINGTON PEORIA, ILLINOIS 61602 (309) 671-1000



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 Peoria, Illinois 61614
 309/686-5100, 309/686-5232 fax

COHEN BUILDING - SECOND FLOOR PLAN

COHEN DEVELOPMENT
 EXISTING COHEN
 FURNITURE BUILDING

323 S.W. ADAMS PEORIA, ILLINOIS

PROJECT NO:

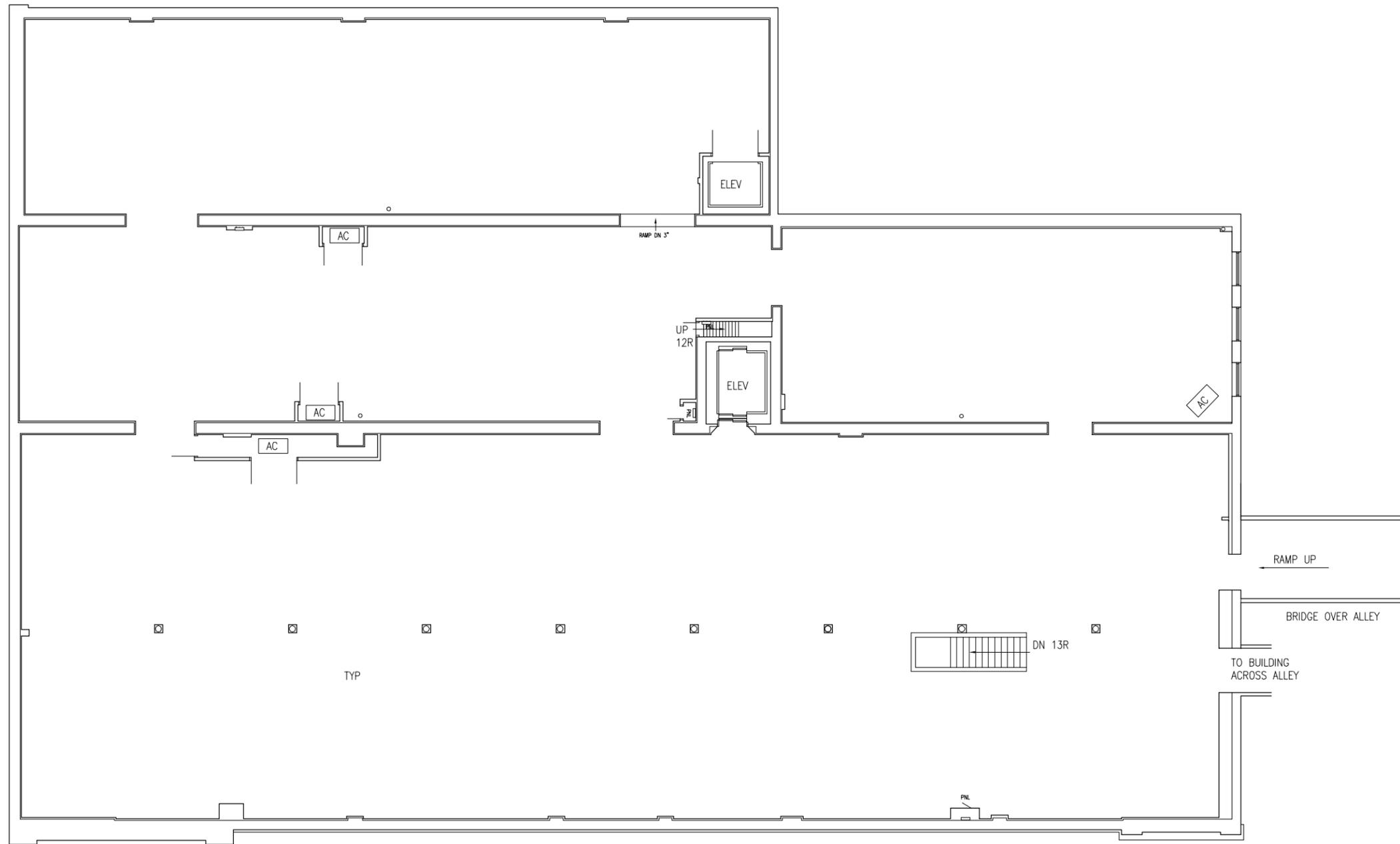
DATE: 1 DEC 2000

SHEET NO:

A3

NEIGHBORING BUILDING

ADAMS STREET



GROSS SQUARE FOOT AREA 14,890 SF

HARRISON STREET



COHEN DEVELOPMENT COMPANY
 406 S.W. WASHINGTON PEORIA, ILLINOIS 61602 (309) 671-1000



Farnsworth
 GROUP
 4600 N Brandywine Dr, Suite 105
 Peoria, Illinois 61614
 309/686-5100, 309/686-5232 fax

COHEN BUILDING - THIRD FLOOR PLAN

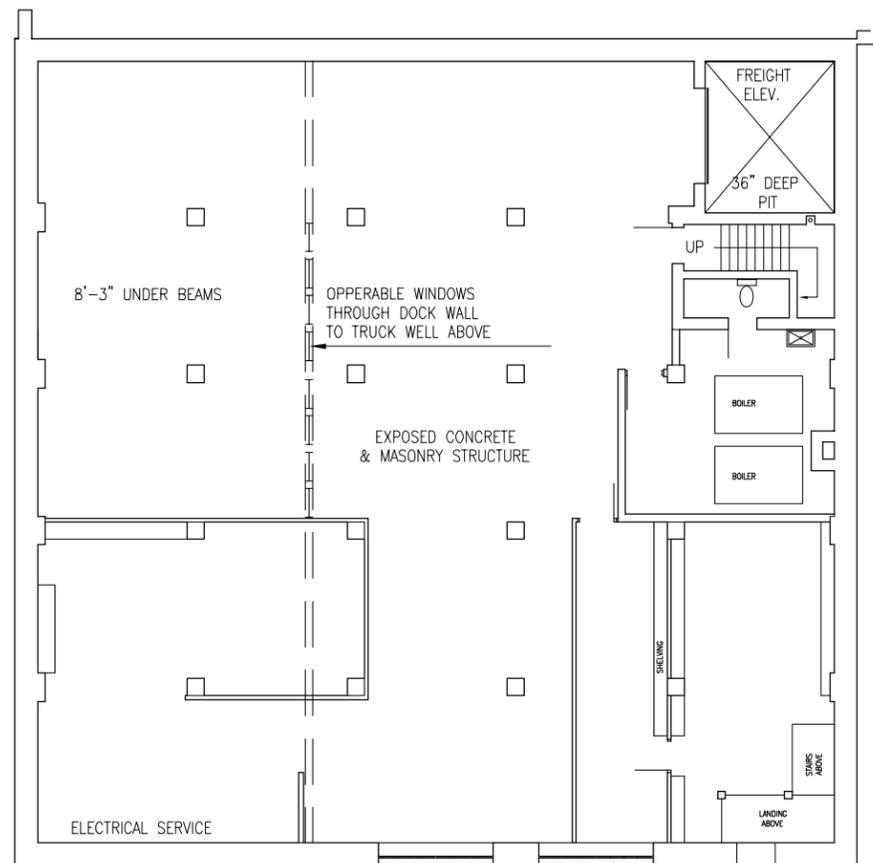
COHEN DEVELOPMENT
 EXISTING COHEN
 FURNITURE BUILDING
 323 S.W. ADAMS PEORIA, ILLINOIS

PROJECT NO:

DATE: 1 DEC 2000

SHEET NO:

A4

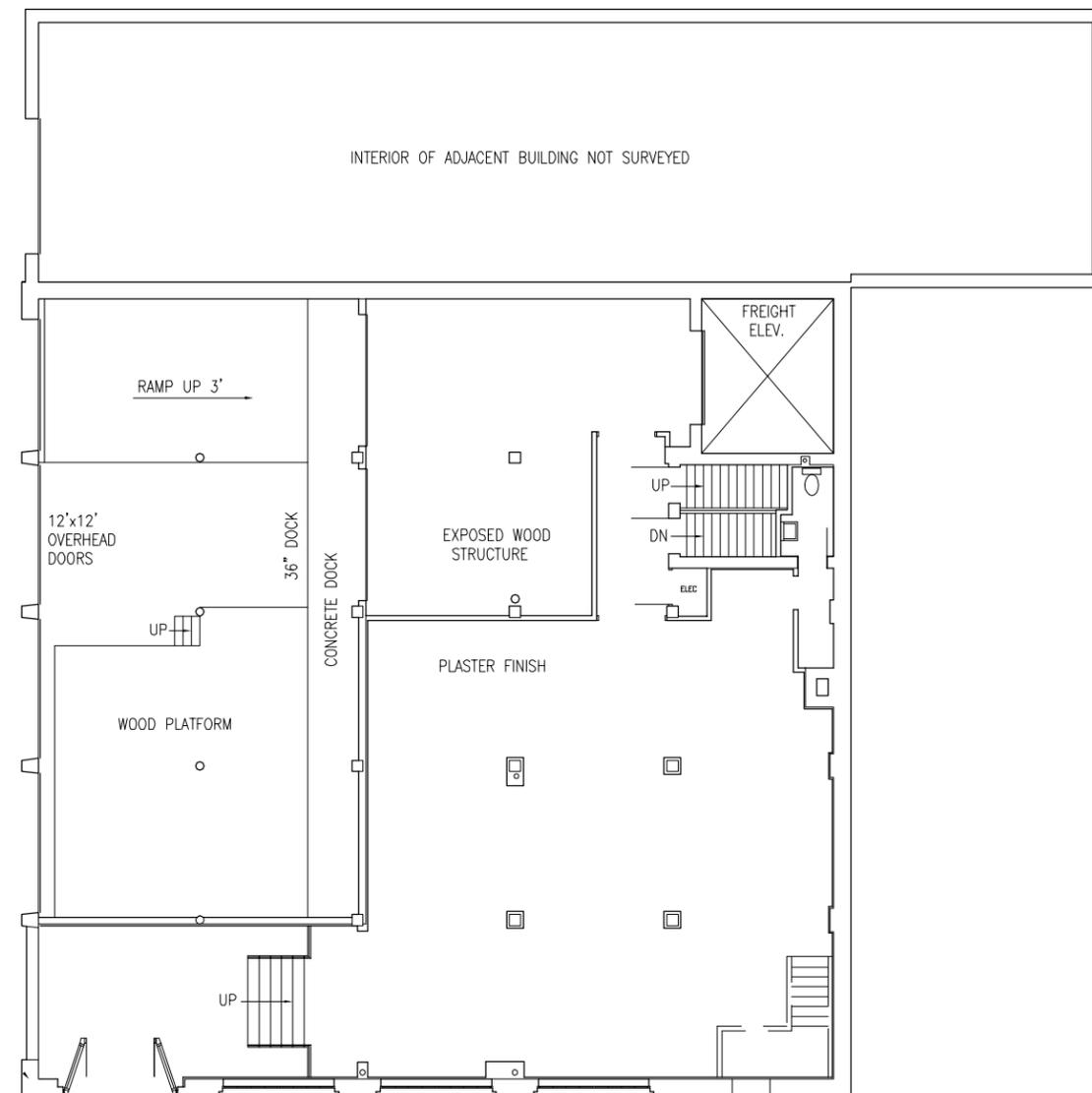


BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE

NORTH

GROSS SQUARE FOOT AREA 4,133 SF



FIRST FLOOR PLAN

SCALE: NOT TO SCALE

NORTH

GROSS SQUARE FOOT AREA 4,856 SF



COHEN DEVELOPMENT COMPANY

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Peoria, Illinois 61614
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ANNEX BUILDING - FLOOR PLANS

COHEN DEVELOPMENT

EXISTING COHEN FURNITURE BUILDING

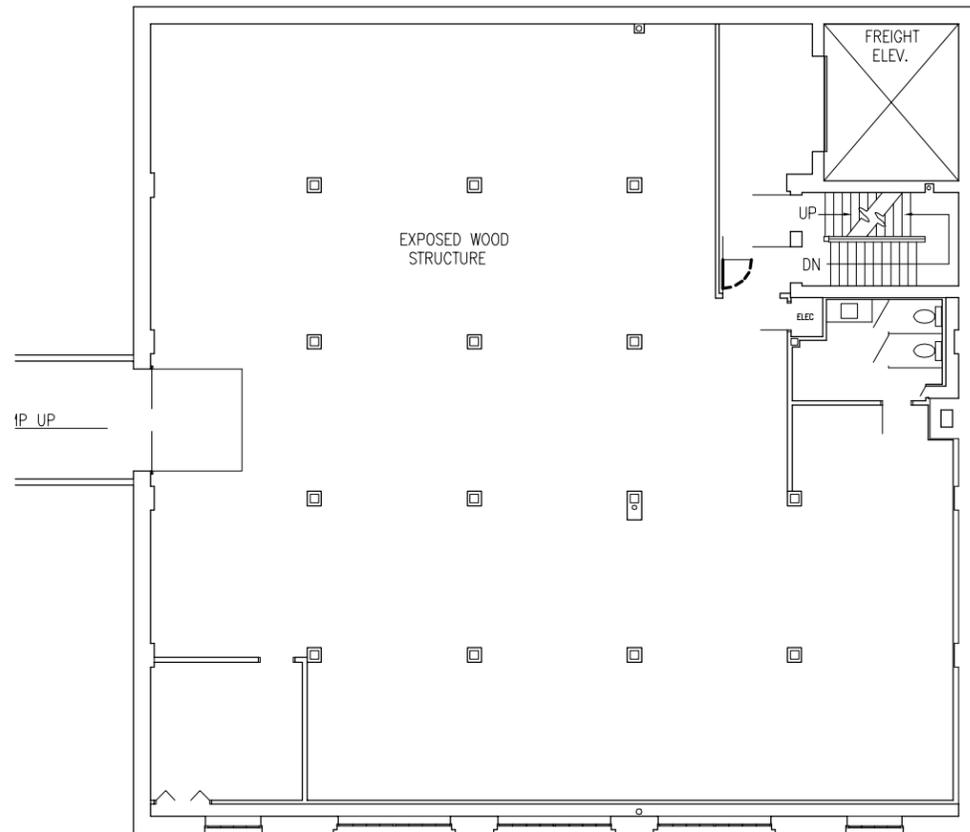
323 S.W. ADAMS PEORIA, ILLINOIS

PROJECT NO:

DATE: 1 DEC 2000

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A5

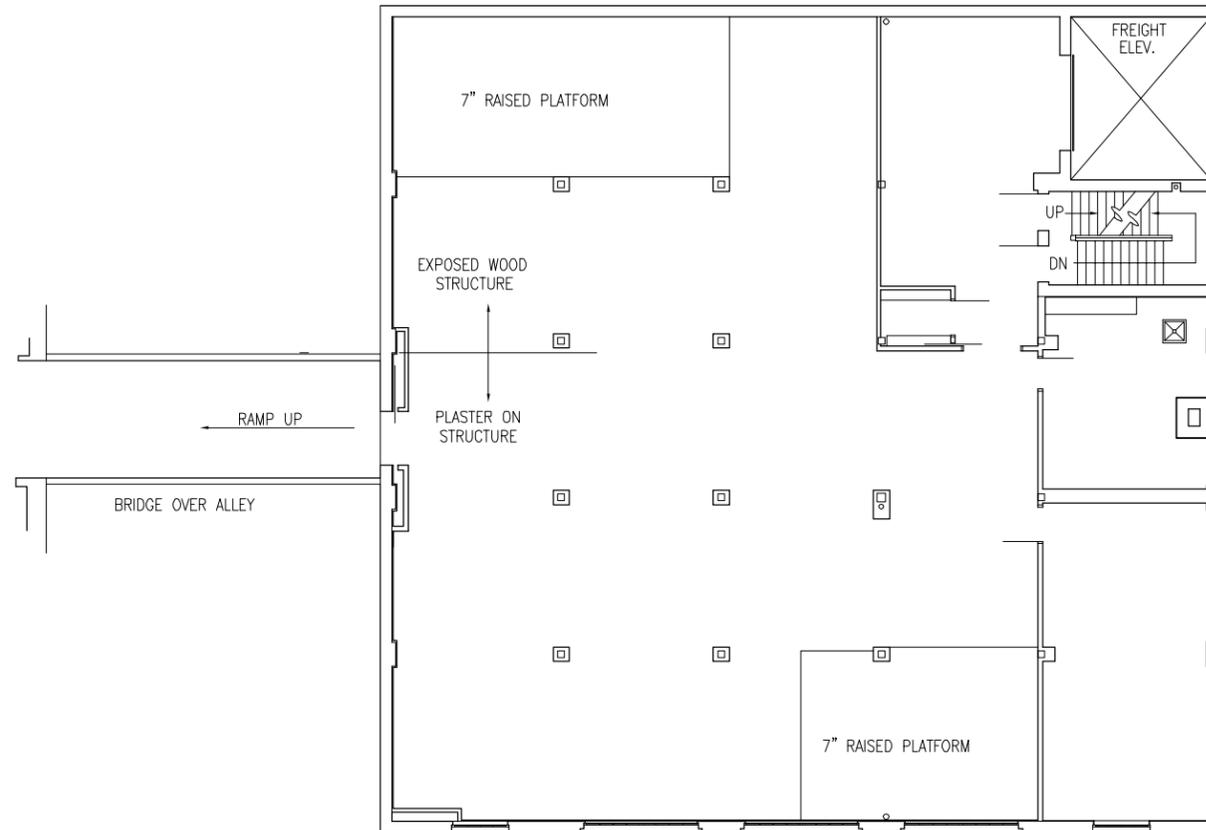


SECOND FLOOR PLAN

SCALE: NOT TO SCALE

NORTH

GROSS SQUARE FOOT AREA 4,772 SF



THIRD FLOOR PLAN

SCALE: NOT TO SCALE

NORTH

GROSS SQUARE FOOT AREA 4,977 SF



COHEN DEVELOPMENT COMPANY

406 S.W. WASHINGTON PEORIA, ILLINOIS 61602 (309) 671-1000



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ANNEX BUILDING FLOOR PLANS

COHEN DEVELOPMENT

EXISTING COHEN
FURNITURE BUILDING

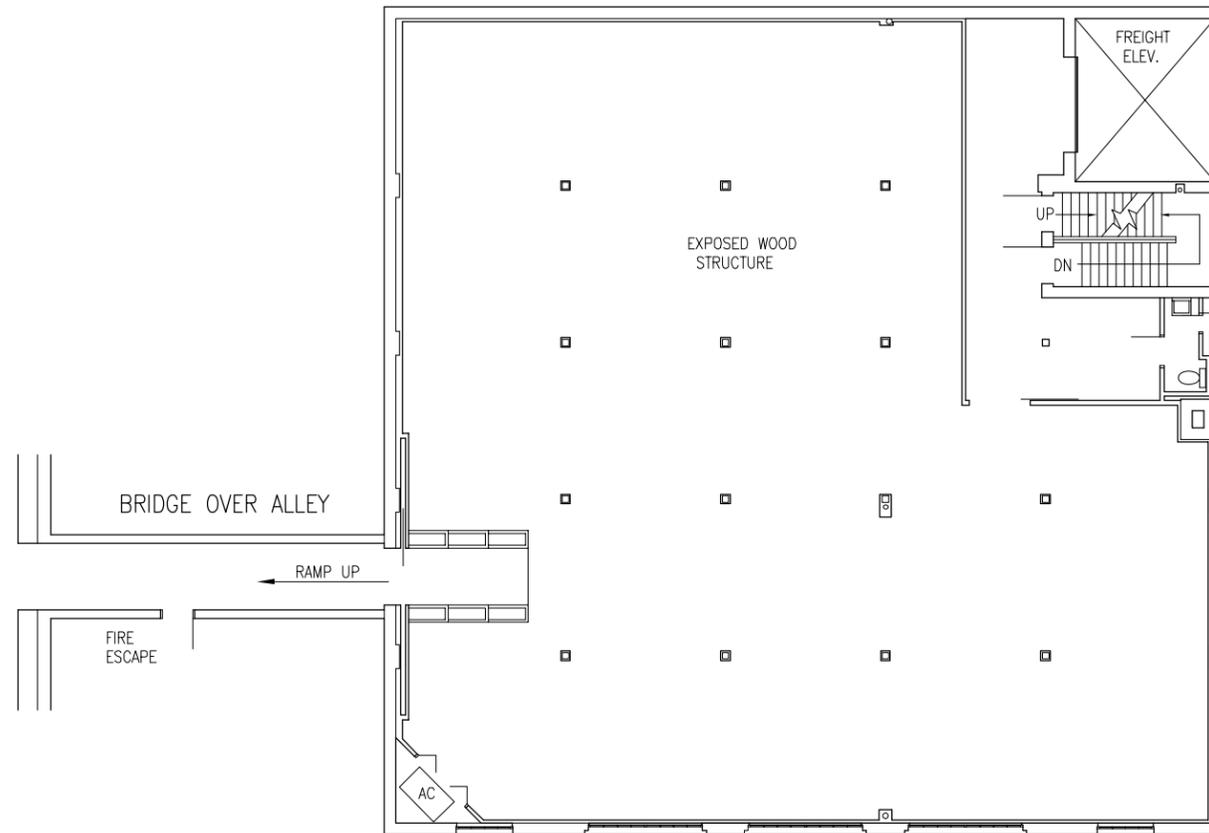
323 S.W. ADAMS PEORIA, ILLINOIS

PROJECT NO:

DATE: 1 DEC 2000

SHEET NO:

A6



GROSS SQUARE FOOT AREA - 4,895 SF



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 Peoria, Illinois 61614
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ANNEX BUILDING - FOURTH FLOOR PLAN

COHEN DEVELOPMENT
 EXISTING COHEN
 FURNITURE BUILDING
 323 S.W. ADAMS PEORIA, ILLINOIS

PROJECT NO:

DATE: 1 DEC 2000

SHEET NO:

A7