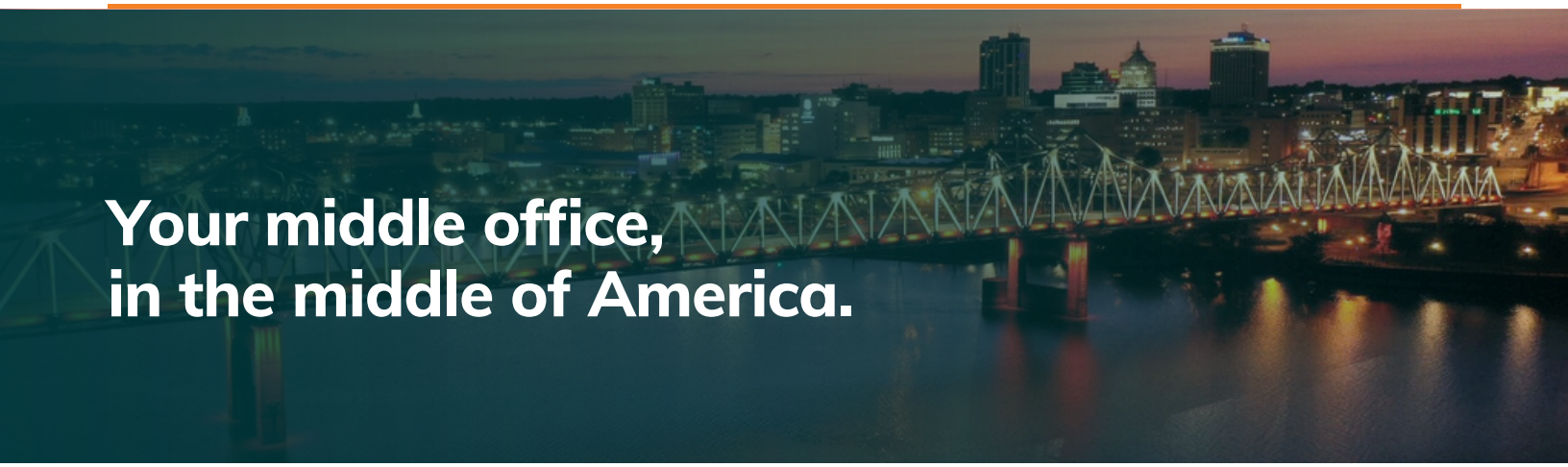


Your middle office, in the middle of America.

Keep your Atlanta headquarters where it is. Put your middle office (finance, IT and back-office teams) in Downtown Peoria and give each of them more than 100 hours a year back from the commute.

Five things that are true in Peoria and not in Atlanta

01 **The same team costs less.** A 25-person office runs $151,700 a year less in base payroll than it does in Atlanta, 6.8% lower. Over a five-year lease, roughly $758,000 stays in the business.

02 **Office rent is $18.89 a square foot.** These buildings run $15.50 to $18, against $30.61 in Atlanta — on 5,000 SF, $58,600 a year less.

03 **A home costs less than half as much.** The median sale price is $205,000 here against $445,000 in Atlanta. Median rent is $1,003 a month, about $765 less.

04 **The commute is 18.5 minutes.** That is 14 minutes shorter each way than Atlanta's 32.4, or roughly 111 hours a year back for every employee.

05 **Cost of living index 89, against a national average of 100.** Atlanta sits at 92.1, so every salary goes a little further in Peoria.

THE SPACE

Five buildings between Main, Fulton, Adams and Monroe Streets. 45 suites available now, from a 280 SF starter suite to a 19,600 SF headquarters floor. Every listing is live in our property database.

THE OFFER

Tax Increment Financing toward tenant build-out, low-interest DDC financing, downtown parking, and free or discounted IT training for your team through Illinois Central College, assembled by GPEDC, not chased down by you. The incentives help you land. The economics are why you stay.

CLOSE TO EVERYWHERE

Three daily nonstops on Delta from Central Illinois Regional Airport in Bloomington-Normal, 40 minutes away. Chicago and St. Louis are each about 2½ hours by road, Indianapolis about three, and Amtrak runs to both.

ONE CONTACT, START TO FINISH

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PEORIA VS. ATLANTA

The same team. $151,700 a year less.

What a 25-person office costs in Atlanta, what it costs in Downtown Peoria, and what your people keep once they're paid.

SALARY

Priced across a representative 25-person office (managers, finance, IT, customer service and admin), base payroll in Peoria runs $151,700 a year below Atlanta. That is 6.8% less. Over a five-year lease, roughly $758,000.

PEORIA	ATLANTA	YOU KEEP, EVERY YEAR
$2,080,493	**$2,232,173**	**$151,700** 6.8%

Where the gap is widest against Atlanta

ROLE	PEORIA	ATLANTA	PEORIA PAYS
Financial & Investment Analysts	**$83,376**	$102,348	18% less
Database Administrators	**$89,630**	$110,034	18% less
Compensation & Benefits Managers	**$137,404**	$167,349	18% less

QUALITY OF LIFE

	ATLANTA	PEORIA
Median home price	$445,000	**$205,000**
Median rent, monthly	$1,770	**$1,003**
Cost of living index (US = 100)	92.1	**89.0**
Commute, one way	32.4 min	**18.5 min**

Commute time you get back each year **4.6 days**

Parking

A monthly downtown parking permit in Peoria is **$75**. In Atlanta, $175–$300.

Getting here

Nonstop on Delta from Central Illinois Regional Airport, Bloomington-Normal (BMI), 40 minutes from downtown Peoria.

AIRLINE	SCHEDULE
DELTA	3 daily departures 3 daily returns

For a team that has had enough of the commute

Atlanta has the longest commute of any city we compare: 32.4 minutes each way. Someone moving to Peoria gets back 111 hours a year, four and a half full days, before they have noticed that a home costs less than half. St. Louis is 2½ hours by road; Chicago the same; Indianapolis about three.

Salary: Lightcast Q3 2026 Data Set, median annual earnings. Home price: local REALTOR® MLS closed-sale reports, Jul–Aug 2026. Residential rent: Census ACS 2024 1-year, B25064. Office rent: downtown Peoria and comparison-market averages, GPEDC research, November 2026. Cost of living: C2ER Index 2026 Q2. Commute: Census ACS 2024 mean travel time. Parking: SpotAngels downtown monthly estimates, September 2026. Flight schedules: CIRA flight guide (cira.com), Delta BMI–ATL.

TALK TO US

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SEE THE SUITES