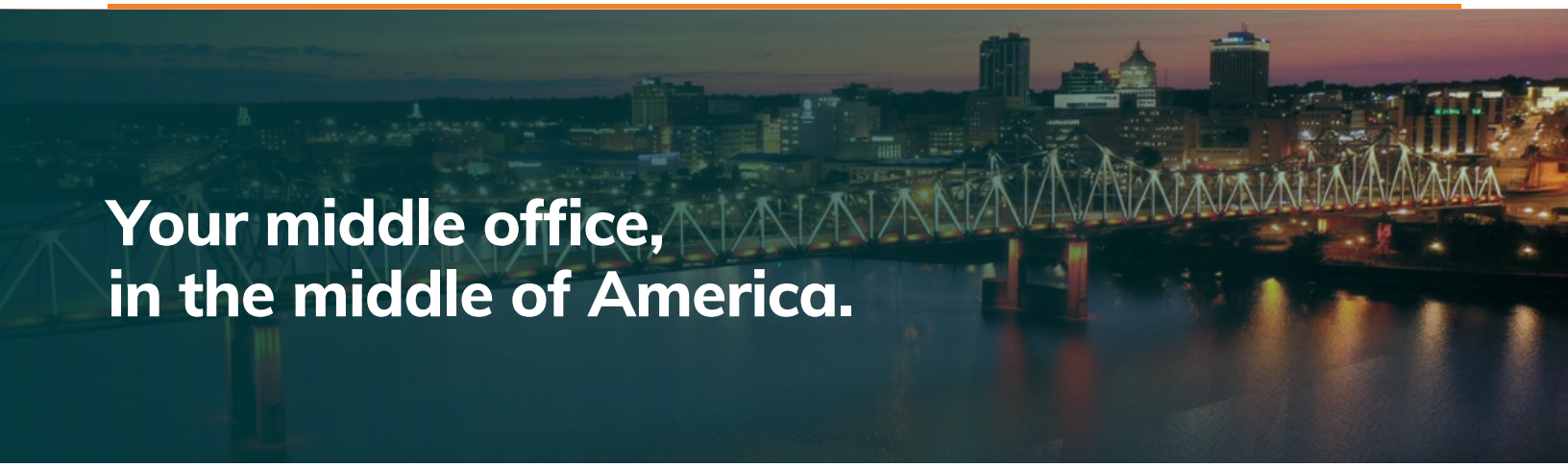


Your middle office, in the middle of America.

Keep your Chicago headquarters where it is. Put your middle office (finance, operations and back-office teams) in Downtown Peoria, close enough to drive and far enough from Chicago costs.

Five things that are true in Peoria and not in Chicago

01 **The same team costs less.** A 25-person office runs $166,700 a year less in base payroll than it does in Chicago, 7.4% lower. Credit analysts cost 28% less here. Over a five-year lease, roughly $833,000 stays in the business.

02 **Office rent is $18.89 a square foot.** These buildings run $15.50 to $18, against $29.11 in Chicago — on 5,000 SF, $51,100 a year less.

03 **A home costs about half as much.** The median sale price is $205,000 here against $401,000 in Chicago. Median rent is $1,003 a month, about $465 less.

04 **The commute is 18.5 minutes.** That is about 12 minutes shorter each way than Chicago's 30.9, or roughly 99 hours a year back for every employee.

05 **Cost of living index 89, against a national average of 100.** Chicago sits at 118, the highest of any city we compare.

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

Flights all day into O'Hare — five daily departures on United and American, seven flights back — or a 2½-hour drive. St. Louis is about the same, Indianapolis about three hours. Amtrak runs to Chicago and St. Louis from Bloomington-Normal, 40 minutes away.

ONE CONTACT, START TO FINISH

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PEORIA VS. CHICAGO

The same team. $166,700 a year less.

What a 25-person office costs in Chicago, 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 $166,700 a year below Chicago. That is 7.4% less. Over a five-year lease, roughly $833,000.

PEORIA	CHICAGO	YOU KEEP, EVERY YEAR
$2,080,493	$2,247,185	**$166,700** 7.4%

Where the gap is widest against Chicago

ROLE	PEORIA	CHICAGO	PEORIA PAYS
Credit Analysts	**$67,556**	$93,362	28% less
Financial & Investment Analysts	**$83,376**	$105,350	21% less
Labor Relations Specialists	**$83,795**	$105,520	21% less

QUALITY OF LIFE

	CHICAGO	PEORIA
Median home price	$401,000	**$205,000**
Median rent, monthly	$1,469	**$1,003**
Cost of living index (US = 100)	118.4	**89.0**
Commute, one way	30.9 min	**18.5 min**

Commute time you get back each year **4.1 days**

Parking

A monthly downtown parking permit in Peoria is **$75**. In Chicago, $280–$410.

Getting here

Nonstop between Peoria International (PIA) and O'Hare on United and American.

AIRLINES

UNITED

American Airlines

SCHEDULE

5 daily departures
7 daily returns

For a team that wants Chicago without the cost of Chicago

Peoria is 2½ hours from the Loop by road and one short flight from O'Hare, with five departures a day. The cost of living index is 89 here against 118 there. A team can keep its Chicago clients, its Chicago flights and its Chicago weekends, and give up the Chicago mortgage, the Chicago rent and the Chicago parking.

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: Peoria International Airport (PIA) published schedule, September 2026; schedules change seasonally.

TALK TO US

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SEE THE SUITES