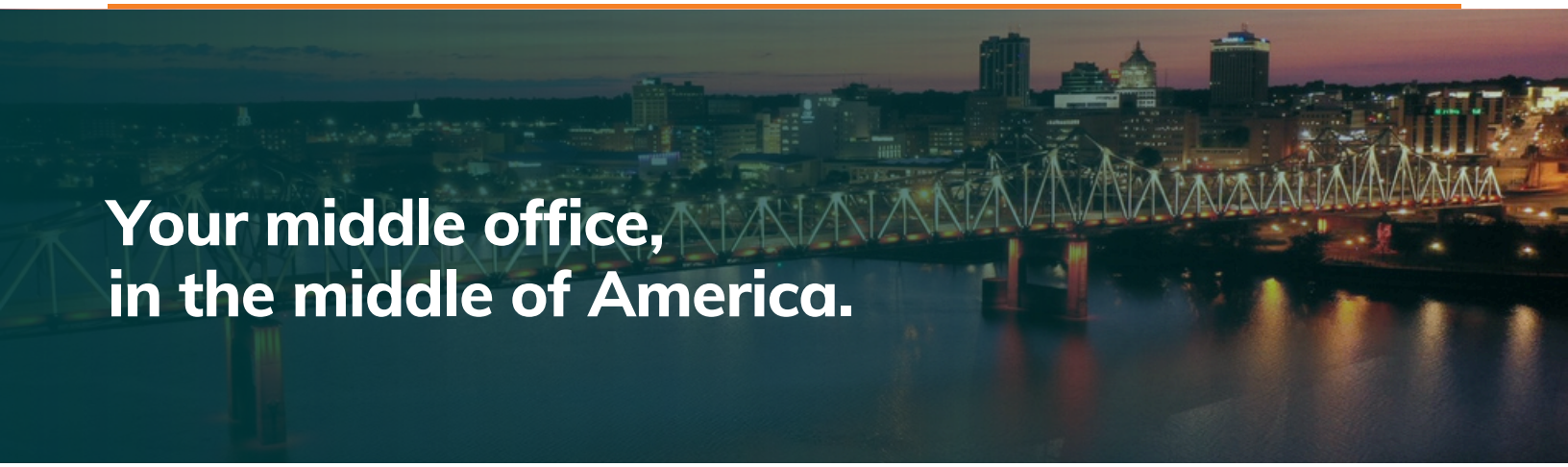


Your middle office, in the middle of America.

Keep your Denver headquarters where it is. Put your middle office (finance, operations and back-office teams) in Downtown Peoria, where payroll runs lower and paychecks go further.

Five things that are true in Peoria and not in Denver

01 **The same team costs less.** A 25-person office runs $378,700 a year less in base payroll than it does in Denver, 15.4% lower. Over a five-year lease, roughly $1.89 million stays in the business.

02 **Office rent is $18.89 a square foot.** These buildings run $15.50 to $18, against $31.14 in Denver — on 5,000 SF, $61,250 a year less.

03 **A home costs about a third as much.** The median sale price is $205,000 here against $594,495 in Denver. Median rent is $1,003 a month, about $940 less.

04 **The commute is 18.5 minutes.** That is about nine minutes shorter each way than Denver's 27.7, or roughly 74 hours a year back for every employee.

05 **Cost of living index 89, against a national average of 100.** Denver sits at 109, so every salary goes 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

One nonstop on United, there and back the same day — a morning flight out, an evening flight home. Chicago and St. Louis are each about 2½ hours by road, Indianapolis about three. Amtrak runs to both from Bloomington-Normal, 40 minutes away.

ONE CONTACT, START TO FINISH

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PEORIA VS. DENVER

The same team. $378,700 a year less.

What a 25-person office costs in Denver, 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 $378,700 a year below Denver. That is 15.4% less. Over a five-year lease, roughly $1.89 million.

PEORIA	DENVER	YOU KEEP, EVERY YEAR
$2,080,493	**$2,459,196**	**$378,700** 15.4%

Where the gap is widest against Denver

ROLE	PEORIA	DENVER	PEORIA PAYS
General & Operations Managers	**$98,103**	$141,378	**31% less**
Title Examiners & Abstractors	**$57,237**	$77,297	**26% less**
Procurement Clerks	**$41,822**	$56,439	**26% less**

QUALITY OF LIFE

	DENVER	PEORIA
Median home price	$594,495	**$205,000**
Median rent, monthly	$1,943	**$1,003**
Cost of living index (US = 100)	109.0	**89.0**
Commute, one way	27.7 min	**18.5 min**

Commute time you get back each year **3.1 days**

Parking

A monthly downtown parking permit in Peoria is **$75**. In Denver, about **$200**.

Getting here

Nonstop from Peoria International (PIA) on United.

AIRLINE	SCHEDULE
UNITED	1 daily round trip Same-day return

For a team that lives outdoors

Denver people will ask about the outdoors, and Peoria has answers. The City of Peoria has 5 golf courses open to the public, with 13 more across the tri-county area. Multiple marinas line the Illinois River, local parks offer great mountain biking, and the Rock Island Trail heads north out of the city. Wildlife Prairie Park is its own adventure, with bison, kayaking and camping. It is not the Front Range, but none of it is a 90-minute drive away.

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