

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

In Partnership With:

kw REVOLUTION
KELLERWILLIAMS.



*201 East Grove
Bloomington, Illinois*



McBARNES



FOR LEASE

ADDRESS

201 E. Grove
Bloomington, Illinois

AVAILABLE SPACE

3,681 to 5,149 sq. ft.

LEASE RATE

\$12.00 per sq. ft.

LEASE TYPE

Modified Gross—Taxes,
Insurance, Maintenance paid by
Landlord

UTILITIES

Paid by Tenant

TENANT IMPROVEMENTS

Negotiable

PARKING

15 Spaces Available
\$50/month/space

Beautifully Updated Historic Office Building

Join Meyer Capel Law Firm in this impressive historic office building, designed in 1921 by legendary architect Arthur Moratz. The building boasts a stunning exterior and entry. Access to the second floor is by way of a beautifully restored terrazzo stairway, or by the conveniently located elevator. Large windows capture tons of natural light. The building's systems and mechanicals have been updated and provide a comfortable working environment. The available interior space will be finished on par with the building's other tenants, with colors and finishes to be chosen by you.



Click on the link under the picture to check out the building website for more info!

<https://mcbarnesbuilding.com/#introduction>

Laura Pritts, AXIS 360
Designated Managing Broker
lptritts@axis360.co
(309) 824-0507

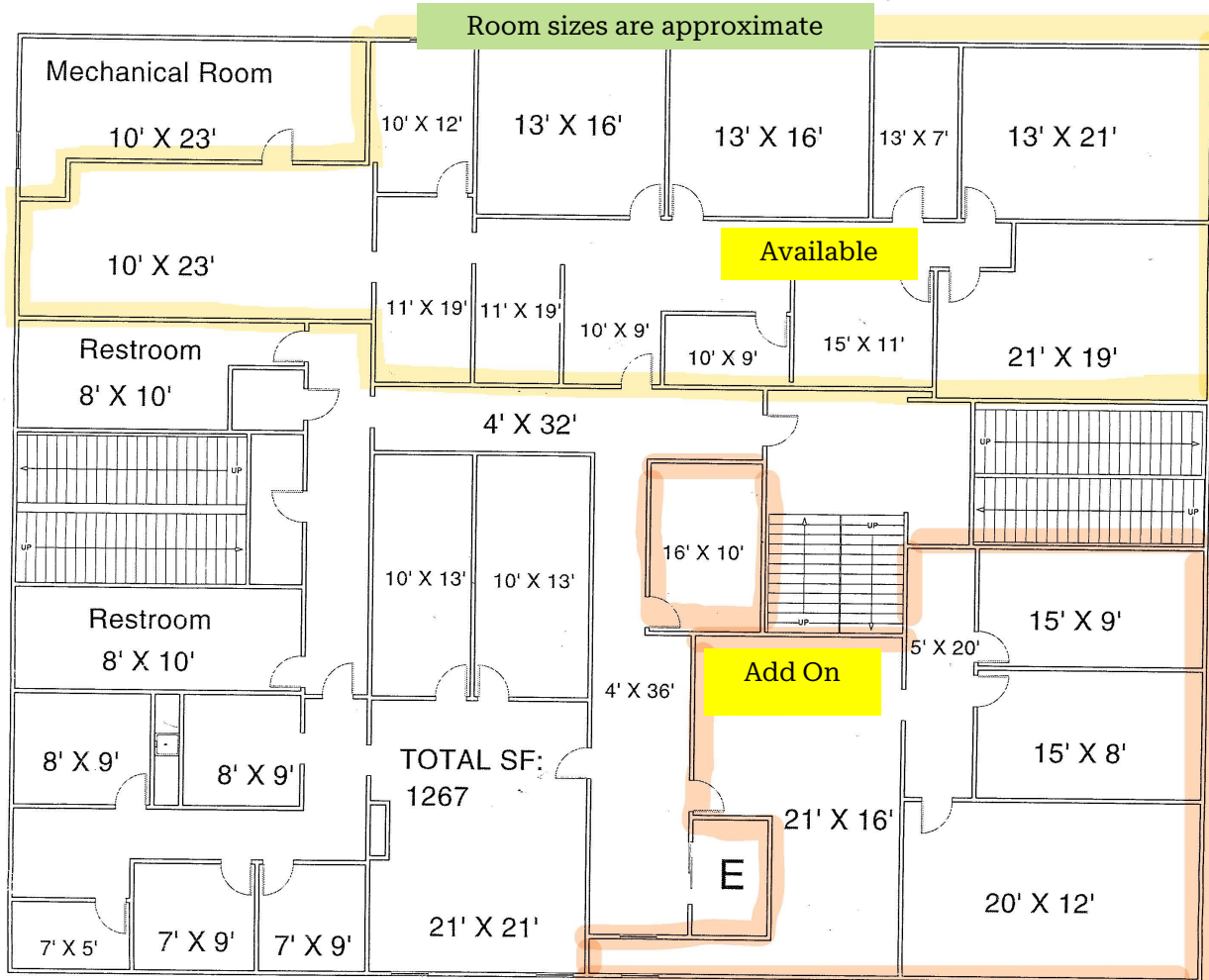
Robbie Osenga, KW Revolution
Commercial Broker
robbieosenga@kw.com
(309) 531-1153

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www.axis360.co





Available Space: 3,681 sq. ft.
Add On Available: 1,468 sq. ft.
Total Available: 5,149 sq. ft.

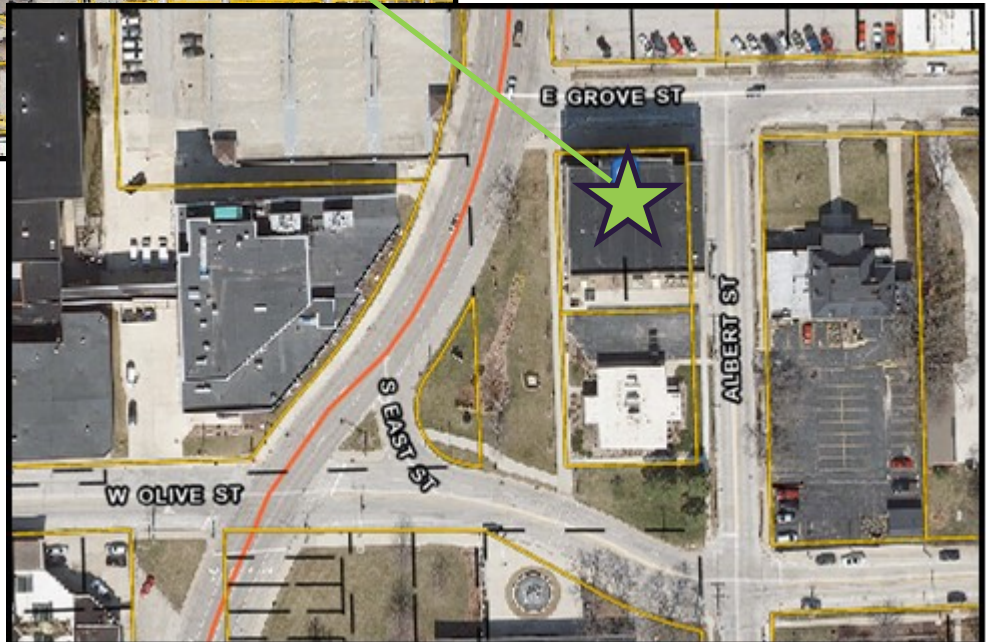
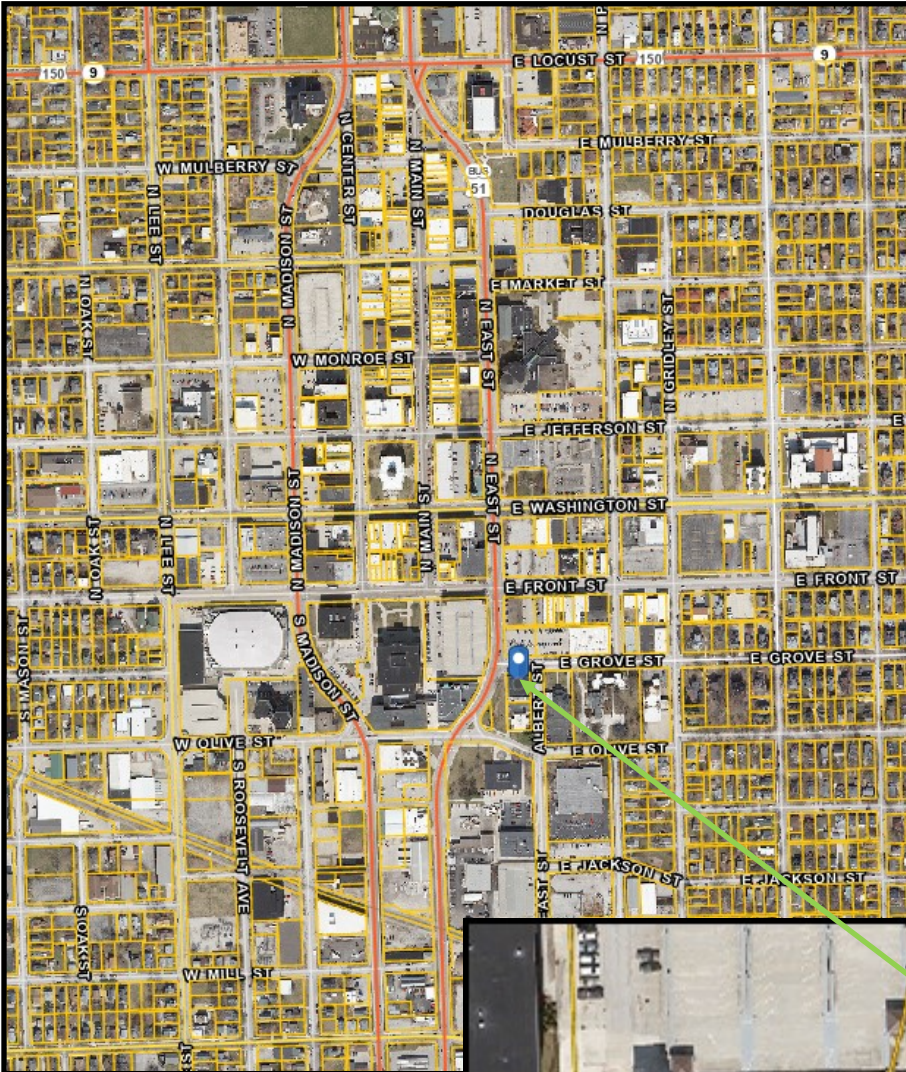


McBarnes 2nd Floor



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BLOOMINGTON-NORMAL MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Strategistico (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

Top Employers Include:

- State Farm Insurance (Headquarters): 14,000+/-
- Rivian Automotive: 7,800 +/-
- Illinois State University: 3,885 +/-
- Country Financial: 3,718 +/-
- Carle BroMenn Medical Center: 2,278 +/-
- OSF Healthcare: 1,286 +/-

Bloomington-Normal is a growing and thriving community with expanding employers and an optimistic outlook for the future.

**It's never been a better time to be in
Bloomington-Normal!**



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M engineering program at Illinois State University.



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75 million.

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