

# AXIS 360

COMMERCIAL REAL ESTATE

3001 ½ Gill St.  
Suite A  
Bloomington, IL  
61704  
[axis360.co](http://axis360.co)



**TOTAL CONDO SIZE**  
30,421 SF

**FIRST FLOOR**  
22,431 SF

**MEZZANINE**  
7,990 SF

**PRICE**  
~~\$1,600,000~~ **\$1,400,000**

**CONDO FEES**  
\$1.37/SF

**BUILT**  
1994

**TAXES (2021)**  
\$0–Non-profit status

**ZONING**  
B-1 (General Business District)

## 448 WYLIE DRIVE, NORMAL, IL

### CHESTNUT HEALTH CONDO | **FOR SALE**

Class A office condo owned by Chestnut Health Systems and used for their Research Facility is available for sale in the Crossroads Center.

Chestnut did not spare any details when finishing this space. It is fully ADA compatible, has an elevator to Mezzanine, sprinkler system, private offices, large training room, multiple conference rooms and an abundance of parking. Easy access from I-55/I-74 Exit 160 and Rt. 9 into Downtown Bloomington.

Crossroads Center is a 246,237-square-foot condominium property with an ideal tenant roster incorporating retail storefronts, professional offices, service-oriented businesses, and flex companies. It is located just west of Downtown Bloomington and two miles down the road from the Rivian EV manufacturing plant.

It was strategically developed at the convergence of three major interstates, I-55, I-74, and I-39, and Illinois State Route 9 in a densely populated commercial hub. The location affords excellent visibility to nearly 40,000 vehicles traveling daily along I-74/I-55 and is easily accessible to nearly 19,000 vehicles traveling daily along Illinois State Route 9. Neighboring nationally acclaimed tenants, including Walmart Supercenter, Tractor Supply Co, Holiday Inn Express, Fairfield Inn & Suites, McDonald's, Cracker Barrel, and more, create a destination for residents and visitors.



*The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.*

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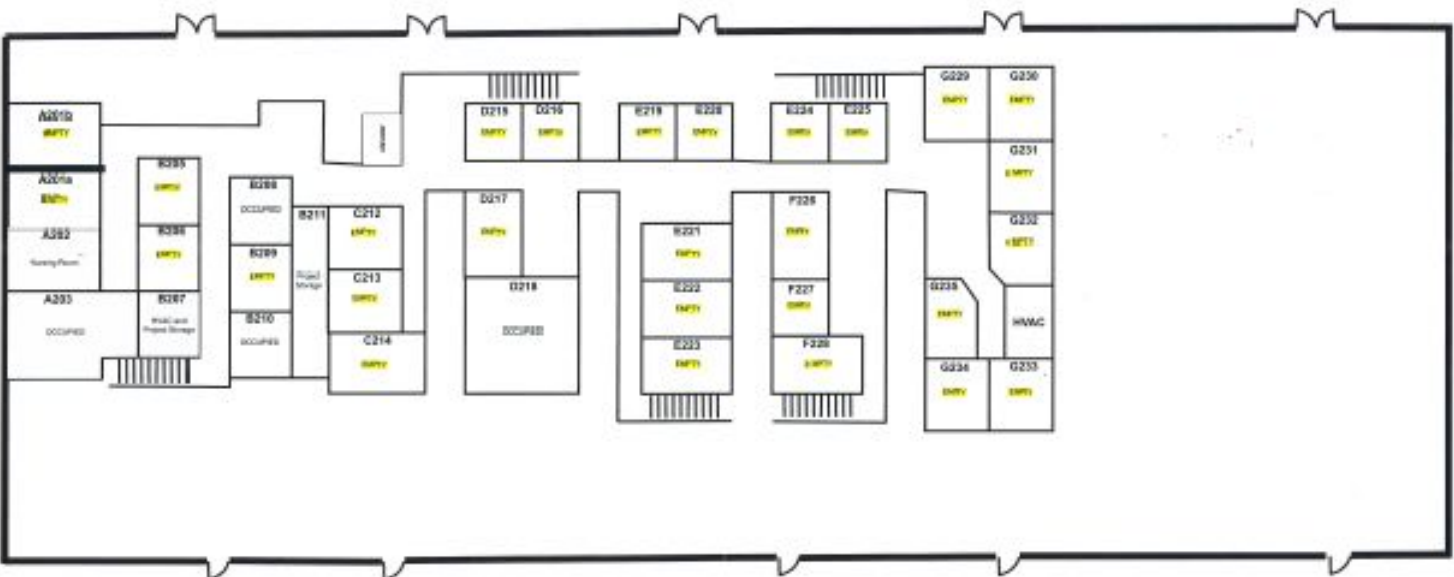
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## First Floor



## Mezzanine



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