



3001 ½ Gill St. Suite A
 Bloomington, IL 61704
axis360.co

**1531 E. COLLEGE AVE
 NORMAL, IL**



BUILDING SIZE
 9,200 SF

YEAR BUILT
 1990

LEASE TYPE
 NNN: \$6.34/SF

LEASE RATE
 \$18.00/SF

AVAILABLE SPACE
 7,050 SF

TRAFFIC COUNT
 14,800 cpd College Avenue
 30,800 cpd Veterans Pkwy

MEDICAL OFFICE / RETAIL REDEVELOPMENT OPPORTUNITY

Fresenius Kidney Care facility, coming available for lease, 2025. Situated along a prime location, this state-of-the-art medical space offers unparalleled potential for your healthcare practice. This facility is tailored to meet the diverse needs of modern healthcare professionals. Its strategic placement ensures high visibility and easy accessibility, making it an ideal hub for patient care and community wellness.

The space includes patient waiting room, treatment room, isolation room, doctor and staff spaces, conference room, lounge, offices and separate staff restrooms, in addition to the specific needs of kidney care with a water treatment room and lab.

Landlord would consider a non-medical user and complete renovation of the space. Please call the listing broker for more information and possible uses.

Do not disturb tenant, Fresenius is still open, operating and seeing patients.



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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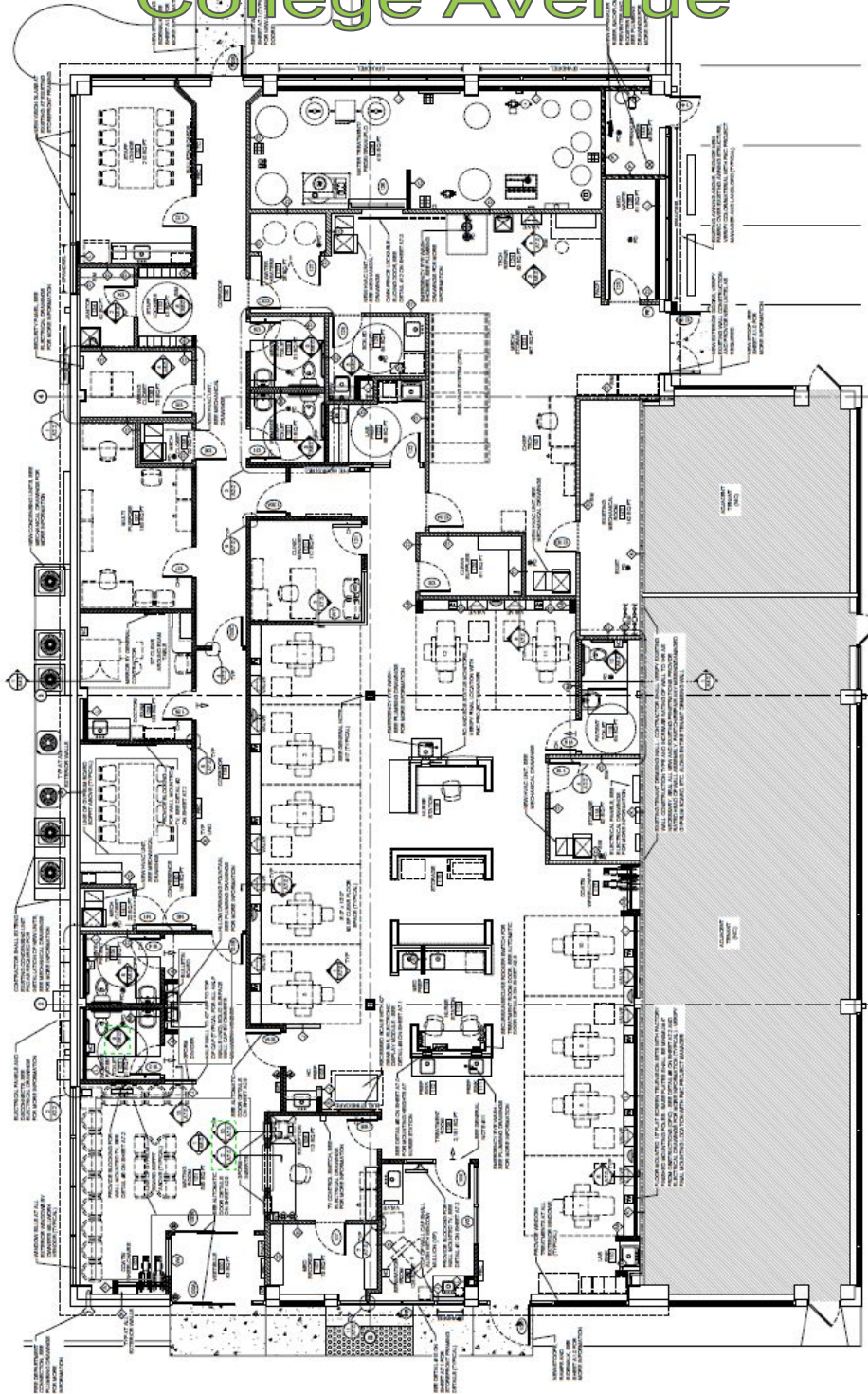


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