

# AXIS 360

COMMERCIAL REAL ESTATE

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



## BUILDING SIZE

18,350 SF

## YEAR BUILT

1993

## SALE PRICE

\$1,550,000

## AVAILABLE SPACE

10,291 SF

## LEASE RATE

\$12.75/SF

## LEASE TYPE

Modified Gross

## PARKING

70 undesignated

## 1615 COMMERCE PKWY, BLOOMINGTON PROFESSIONAL OFFICE | LEASE / SALE

This professional office building is currently occupied by University of Illinois Extension office. Suite B is 10,291 SF for a potential buyer to occupy or Tenant to Lease as a standalone unit.

U of I has some remaining lease term and can provide a new owner an opportunity to offset occupancy costs while getting settled into the building. New owner can work with U of I on future tenancy needs.

The immediate area to this property has had a lot of activity with a new co-working office space, remodeling of a neighboring property by Ferrero for a new lab, an expansion of Auto House, positive change of ownership of several properties, along with the opening of Barrel House Restaurant. Large investments are taking place in this trade area, which is keeping up with the community at large. Good things happening in Bloomington/Normal right now. This is a great opportunity to be part of that growth.



*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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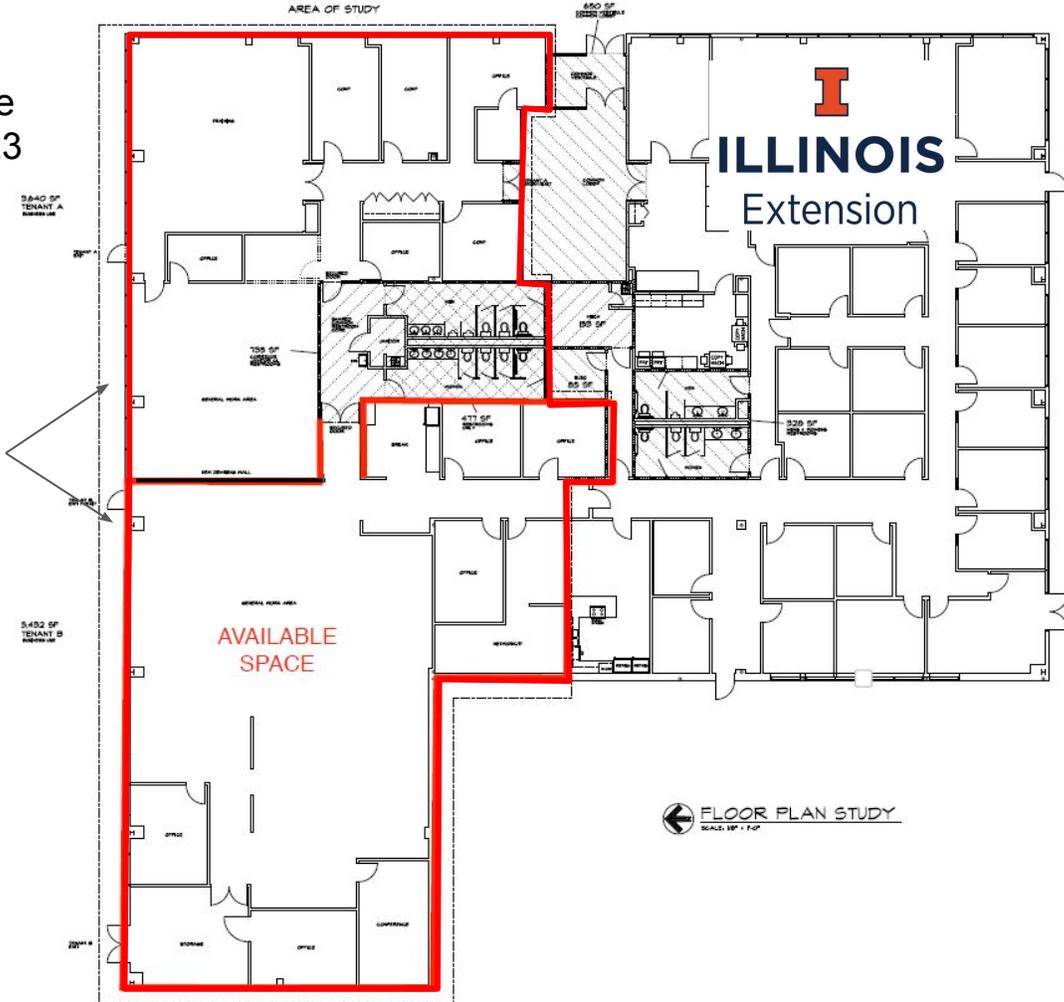
3001 1/2 Gill St. Suite A  
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# 1615 COMMERCE PKWY BLOOMINGTON, IL

Available  
10/1/2023

10,291 SF



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