

## COMMERCIAL LISTINGS BLOOMINGTON / NORMAL



### 314 Stillwell Street, Bloomington

Price: **\$275,000**  
Size: 3,000 SF

Two-tenant building. 2,000 SF occupied by a church on a month to month tenancy. 1,000 SF office with OH door.



### 105 N. Center Street, Bloomington

Price: **\$499,999**  
Size: 6,963 SF

Immaculately maintained three story downtown office building for sale. Offices, conference rooms, library, dry basement.



### 448 Wylie Drive, Normal

Price: **\$1,400,000**  
Size: 30,421 SF (2 floors)

Fully ADA compliant with elevator to mezzanine, sprinkler system, private offices, large training room, multiple conference rooms and an abundance of parking.



### 1531 E. College Avenue, Normal

Price: **\$18/SF NNN**  
Size: 7,050 SF

Fresenius Kidney Care, expires 2025, looking to retenant or redevelopment of property.



### 901 W. Main Street, El Paso

Price: **\$495,000**  
Size: 9,148 SF

Freestanding building with a mostly open floor plan, several private offices, men's and women's restrooms, and locker rooms with showers. There is plenty of parking on the property with easy ingress and egress off of Main Street/US 24.



### 2206 Eastland Drive, Suite 105

Price: **\$16.00/SF**  
Size: 2,660 SF

Large open work area for reception, cube space, or lounge space. The suite has six (6) private offices lining the exterior of the unit, each with a window, two private restrooms and a kitchenette with door to exterior patio.



### 808 Eldorado Street, Bloomington

Price: **\$12-14/SF + utilities**  
Size: 1,350 & 1,550 & 4,798 SF

Multi-tenant office building with private office spaces available. Open space with private offices. Suite with private offices and small reception. Large space with lots of opportunities. High visibility on Veterans Parkway.



### 1203 Morrissey Drive, Bloomington

Price: **\$1,000/month**  
Size: 658 SF

Multi-tenant building with private entry and private suite. Four room suite with private bathroom, new VCT flooring, new HVAC unit.



### 212 Stillwell Street, Bloomington

Price: **NO\$555,000**  
\$50,000 9% cap

Freestanding flex building with Loomis Armored tenancy since 1998. Extra parking lot included with purchase.



### 136 Greenwood Ave, Bloomington

Price: **\$8.00/SF**  
Size: 13,100 SF

Open warehouse space, 14' Overhead door, shared dock access, private restroom



### 1100 Bell Street, Bloomington

Price: **\$8.00/SF NNN**  
Size: Up to 253,000 SF

Flexible warehouse space with multiple buildings, dock access, overhead doors, office, private spaces, heavy power accessible.



### 200 W. College Avenue, Normal

Price: **\$22.00/SF FULL GROSS**  
Size: Various sizes, inquire

Class A office space on 3rd and 4th floors. Three spaces currently available, building amenities, kitchen, workout facilities, etc.

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#### 207 N. Williamsburg, BL

Size: 8,540 SF  
Lease Rate: \$12.00/SF

Freestanding professional office building with private offices, work spaces, kitchenette, men's and women's restrooms.



#### 1709 Tullamore, C, Bloomington

Size: 6,118 SF  
Lease Rate: \$16.00/SF

Professional office space, Waiting area, reception, large breakroom, large training rooms, private offices, and conference rooms.



#### 1615 Commerce Parkway, BL

Suite C: 10,291 SF  
Lease Rate: \$12.75/SF  
Sale Price: \$1,550,000

Professional office building with U of I Extension Office. Private offices, break room, restrooms, conference rooms, etc.



#### 1607 Tullamore, Bloomington

Size: 2,000-8,478 SF  
Lease Rate: \$16.00/SF

Professional office space, 10 private offices, work spaces, kitchenette, men's and women's restrooms.



#### 131 Williamsburg, Bloomington

Size: 5,379 SF  
Lease Rate: \$17.00/SF  
Sale Price: \$729,900

Professional office space, 10 private offices, work spaces, kitchenette, men's and women's restrooms. Space could be divided.



#### 121 N. Main Street, Bloomington

Size: 3,625 SF  
Lease Rate: \$14.00/SF  
2nd floor professional office space available for lease.

**Full Gross, all utilities included.**



#### 115 E. Jefferson St., Bloomington

Lease Rate: \$13.50/SF  
Floor 1: 1,137 & 3,058 SF  
Floor 3: 4,587 SF

Heritage Plaza professional office building. Flexible spaces.

**Net Lease: \$3.21/SF for utilities/CAM**



#### 205 N. Main St., Bloomington

2nd floor: 9,719 SF  
2nd floor: 4,000 SF  
3rd floor: 3,870 SF  
Ste. 302: 1,300 SF  
Large space with own HVAC.

**Covered parking garage attached to building.**



#### 217 E. Washington, Bloomington

Size: 2,180 SF + full basement  
Price: \$2,800/month

Nicely finished office space with private offices, open work area, full basement with storage, restrooms, kitchenette, etc.



#### 2302 E. Oakland, Bloomington, Ste 4

Size: 1,640 SF  
Price: \$1,400/month

**FULL GROSS—UTILITIES INCLUDED**

Former Robert's Trophies space available. Landlord will refresh, new paint, carpet, etc. Several open rooms, private offices, kitchenette, etc.



#### 1015 Mercer Avenue, Bloomington

Size: 4,600 SF  
Lease Rate: \$15.00/SF  
**FULL GROSS—UTILITIES INCLUDED**

Medical office space available. Landlord has updated spaces, refreshed, new flooring. Great opportunity for a medical practice.



#### 2011 S. Main Street, Bloomington

Size: 1,475 & 2,506 SF  
Lease Rate: \$11.00-13.00/SF

Two finished units available, either endcap. Private offices, restrooms, conference, workrooms, etc. Additional space available, unfinished, raw condition (6,019 SF)

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### 507 N. Hershey Rd, Bloomington

Price: \$16.00/SF NNN  
Size: 1,548 SF

Multi-tenant building has one unit available, formerly occupied and fitted out as a dentist office.



### 722 Chestnut, Bloomington

Price: \$2,000/month  
Size: 2,985 SF

Nicely finished office space with private offices, open space, large rooms, private kitchen, restrooms at a below market rent.



### 1006 JC Parkway, Bloomington

Price: \$13-15.00/SF NNN  
Size: Various  
Sale Price: \$1,500,000

Cannabis dispensary OPEN, vacant retail boxes available, former salon space, various sizes, inquire for specific details.



### 1730 Bradford Lane, Normal

Price: \$13.00/SF NNN  
Size: 1,610 SF

Constitution Trail Centre property available with only one raw space ready to finish to your business needs.

Salon ready space—Shear Logic



### 1700 Parkway Plaza, Normal

Price: NNN inquire for specifics  
Size: 1,050 SF & 1,566 SF

Walmart anchored retail strip center available with two small units. Once is a small basic retail box, the other was formerly occupied by Bard Optical, nicely finished space.



### 1815 Morrissey Dr, Bloomington

Price: \$7.50/SF Full Gross  
Size: 3,550 & 5,000 SF

Cold storage space available with:  
Overhead Doors  
Dock access  
Forklift access  
Flexible space



### 406-408 Detroit Drive, BL

Price: \$5.00/SF  
Size: 2.41 acres

This lot is located on the east side of Bloomington along Towanda Barnes corridor, Towanda Barnes visibility with access from Detroit Drive.



### 400 & 403 Lumbertown Rd, NL

Price: \$1.50/SF  
Size: 7.38 acres

These lots, zoned M1, sit in North Normal with easy access to the I-55/I-39 Interchange or Business 51 which will lead you south towards Downtown Bloomington, past Heartland Community College, Illinois State University and Illinois Wesleyan University.



### Maple Hill Road, Bloomington

Price: \$5.00/SF  
Sizes: Various

Three separate lots on the west side of the I55/I74 interchange. Highly visible lots, next to the newly built Aldi's and surrounded by retailers, hotels, etc.



### Parkway Village Veterans Pkwy, Bloomington

Price: \$12-15/SF  
Size: 1.11—3.16 acres  
Traffic Counts: 37,100 cpd

20 acre mixed use development near State Farm Corporate South complex.



### Bradford Lane, Lot 500, NL

Price: \$8.50/SF  
Size: 0.91 acres

Outlot in the Constitution Trail Centre in North Normal. Pad site sits along Rabb Road and Bradford Lane, high visibility, easy access, just off of I-55/I-74 interchange.



### 240 Greenwood Ave, BL

Price: \$9.68/SF  
Size: 2.18 acres

This lot is located on the southern Veterans Parkway corridor, just north of the I-55/I-74 interchange. This is a corner lot at Veterans Parkway and Hamilton Roads, with access from Greenwood Avenue.

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