



3001 1/2 Gill St. Suite A
 Bloomington, IL 61704
axis360.co

**1305 S. MADISON ST.
 NORMAL, IL**



BUILDING SIZE

2,200 SF + full dry basement

YEAR BUILT

1968/2024 (full remodel)

LEASE TYPE

Modified Gross—Tenant Pays Utilities

MONTHLY RENT

\$2,500 per month

PARKING

12-15 spaces

We are pleased to offer this freestanding double A-Frame built commercial office building available for lease. The property was fully gutted down to the studs and has new drywall and paint. Landlord will finish floors, trim, doors, lighting, etc. for a new Tenant.

Currently the space consists of this side A-Frame space, open with two offices to be finished (or removed). The second A-Frame is open with a loft office, restroom and storage space. Basement is dry and usable space with an egress exit.

This sits on a large lot with plenty of parking, easy ingress and egress with close proximity to Carle Hospital, ISU, IWU Uptown Normal and Downtown Bloomington.

Come with you ideas and explore the possibilities for this unique business working environment.



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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Conceptual Inspiration



Grace Lauren *Design*



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