

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE- Freestanding Office/Retail Building

ADDRESS

2405 E Washington
Bloomington, Illinois

BUILDING SIZE

4,941 sq. ft.

LOT SIZE

.46 Acres

ZONING

B-2

PARCEL

21-02-402-010

TAXES

\$13,737.82 (2023)

ASKING PRICE

Contact Agent (Undisclosed)

This fully renovated Class A office building offers a modern and professional environment with premium finishes and furnishings, which is included in the sale. Key features of the property include:

- ♦ **Very High Visibility:** from E. Washington Street & Prospect Ave.
- ♦ **Two-Tenant Build:** Could be converted to a two-tenant occupancy.
- ♦ **14 Private Offices:** Well-sized, quiet spaces ideal for individual work or meetings.
- ♦ **Professionally Decorated:** All furnishings remain with the building.
- ♦ **Conference Room:** A spacious area for team gatherings, client presentations, or collaborative work.
- ♦ **Reception Area:** A welcoming space that sets the tone for visitors and clients.
- ♦ **Breakroom:** A spacious area finished in high-quality furnishing with all amenities for staff or entertaining.
- ♦ **Sonos Sound System:** High-quality audio system with individual settings per office or by segments of the office.
- ♦ **Freshly Paved Asphalt Parking Lot:** Well-maintained.

This office is ready for immediate occupancy with all furnishings in place, making it an excellent turn-key solution for a wide variety of professional businesses.



Mike Talkington
Commercial Broker
mtalkington@axis360.co
(309) 530-4913

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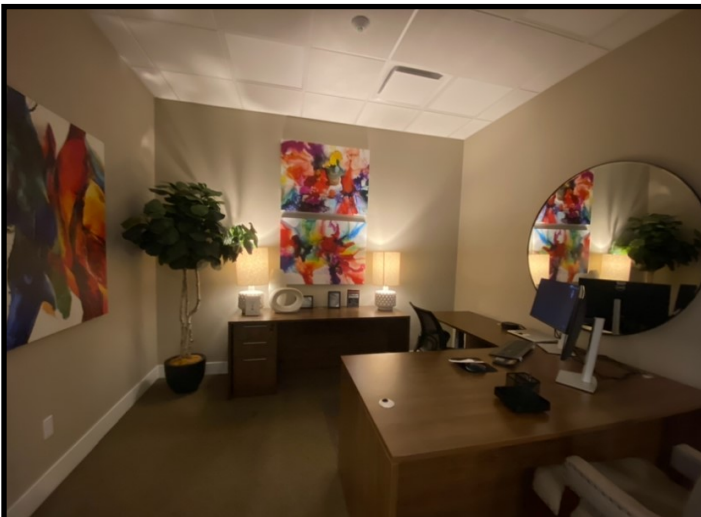




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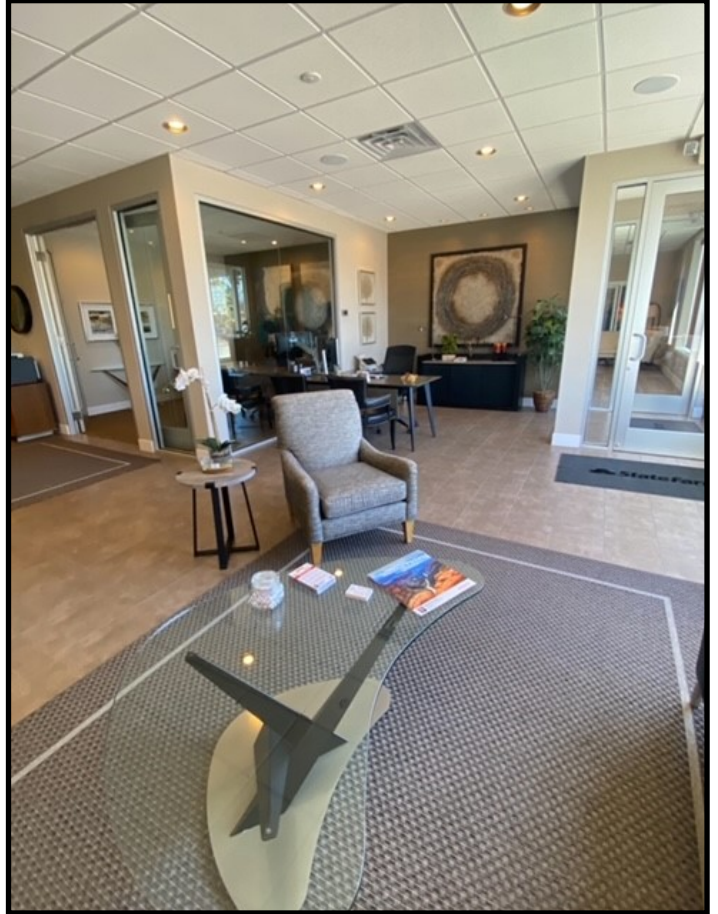
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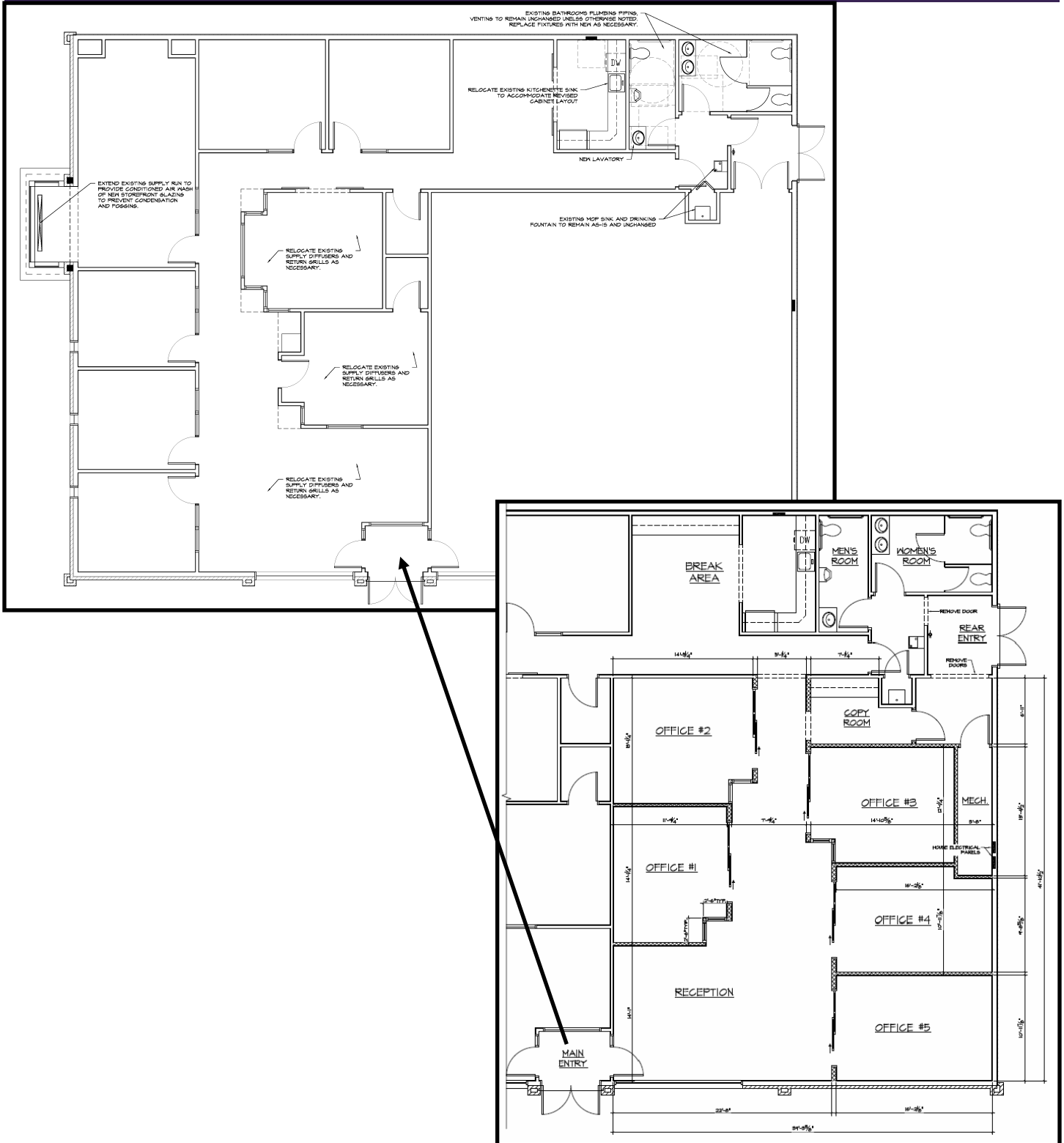
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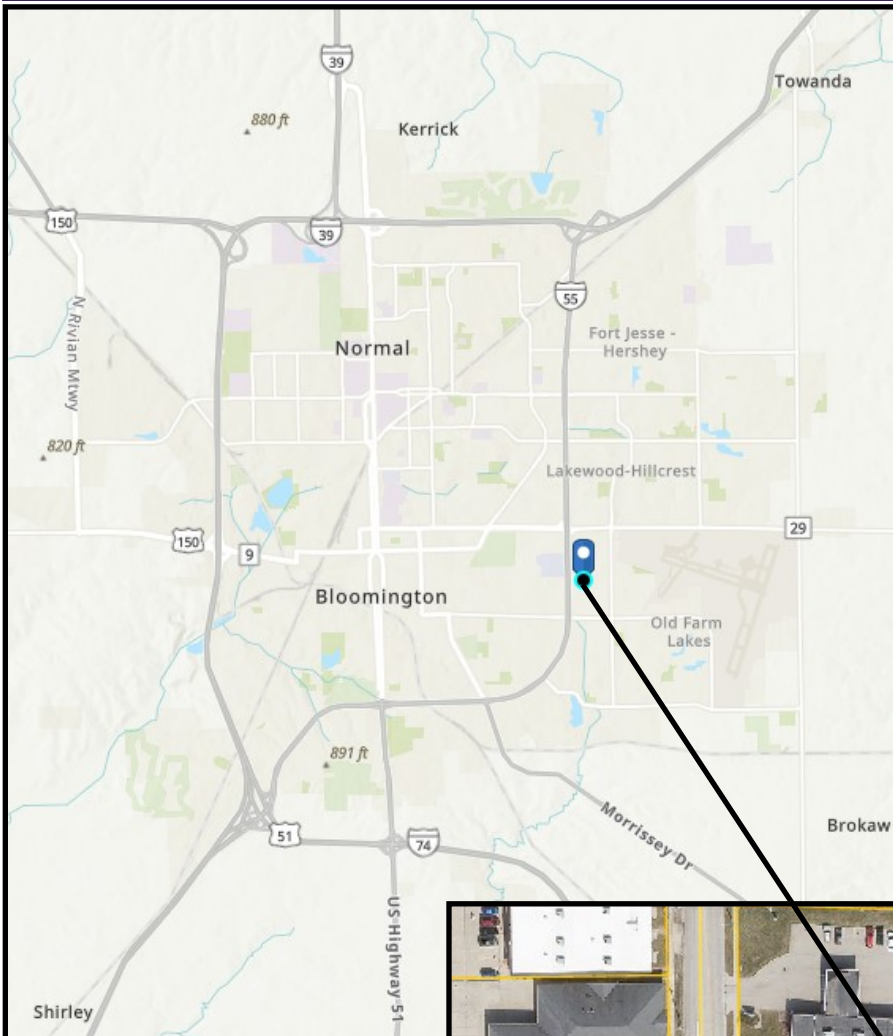




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