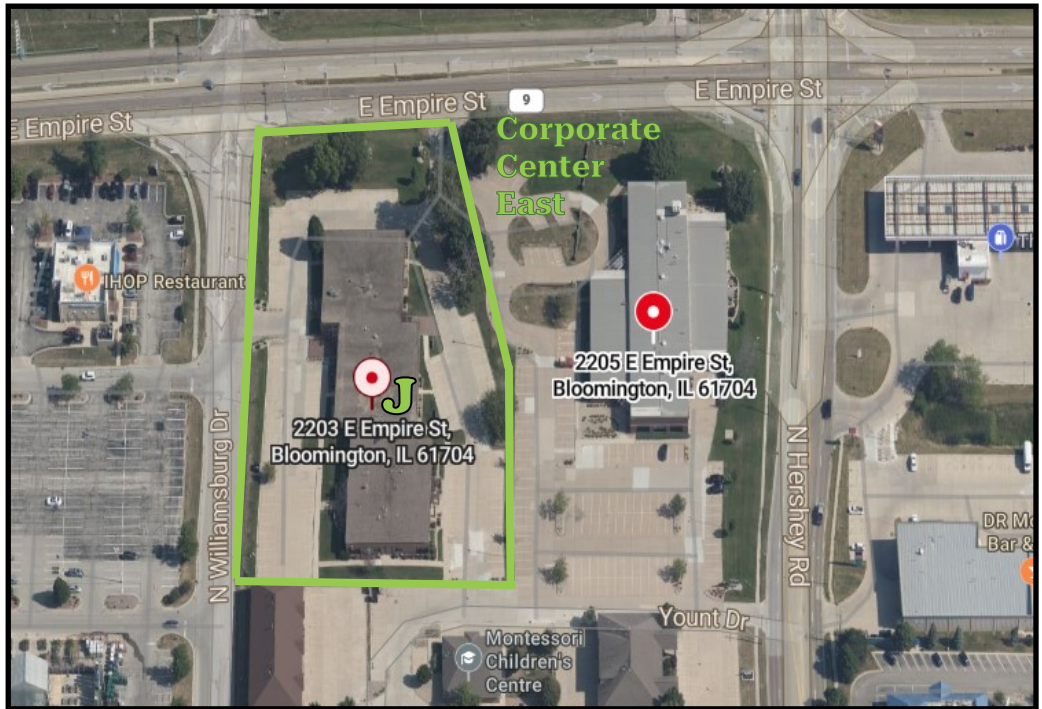


AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



OFFICE LEASE SPACE AT CORPORATE CENTER EAST, BL

ADDRESS

2203 E. Empire, Unit J
Bloomington, Illinois

SIZE

6,200 sq. ft. (divisible)

LEASE RATE

\$13.50/sq. ft.

LEASE TYPE

Modified Gross

ZONING / USE

B-1 / Professional Office

AMPLE PARKING

Highlights:

- ◆ Excellent location close to Veteran's Parkway, E. Empire (Route 9), and Central Illinois Regional Airport (CIRA)
- ◆ Well-maintained and professionally managed
- ◆ High visibility and traffic count
- ◆ Corner Site on signalized intersection
- ◆ Excellent corporate tenants
- ◆ Good signage
- ◆ Agent interest



Greg Yount
Commercial Broker
gregyount309@gmail.com
(309) 530-9333

Visit our Website:
www.axis360.co





3001½ Gill St.
Suite A
Bloomington, Illinois
www.axis360.co

Visit our Website:



Address: 2203 E. Empire, Bloomington
Tax ID: 21-02-226-005
Lot Size: 2.71 acres
Building Size: 27,539 sq. ft.
Construction: Frame / Brick
Year Built: 1989
Parking: Approximately 116
Zoning: B-1
(General Commercial District)
Utilities: Gas & Electric (Tenant paid)
Water (Landlord paid)
HVAC: Gas Forced Air
(Separate Meters)/Sub-Meters)

Tenants

Unit A Widmer Interiors
Unit B&C McLean County Chamber of
Commerce
Unit D Frontier Title
Unit G Ritchie Law Office
Unit I Express Employment Professionals
Unit J **AVAILABLE SPACE**
Unit K First State Mortgage Services



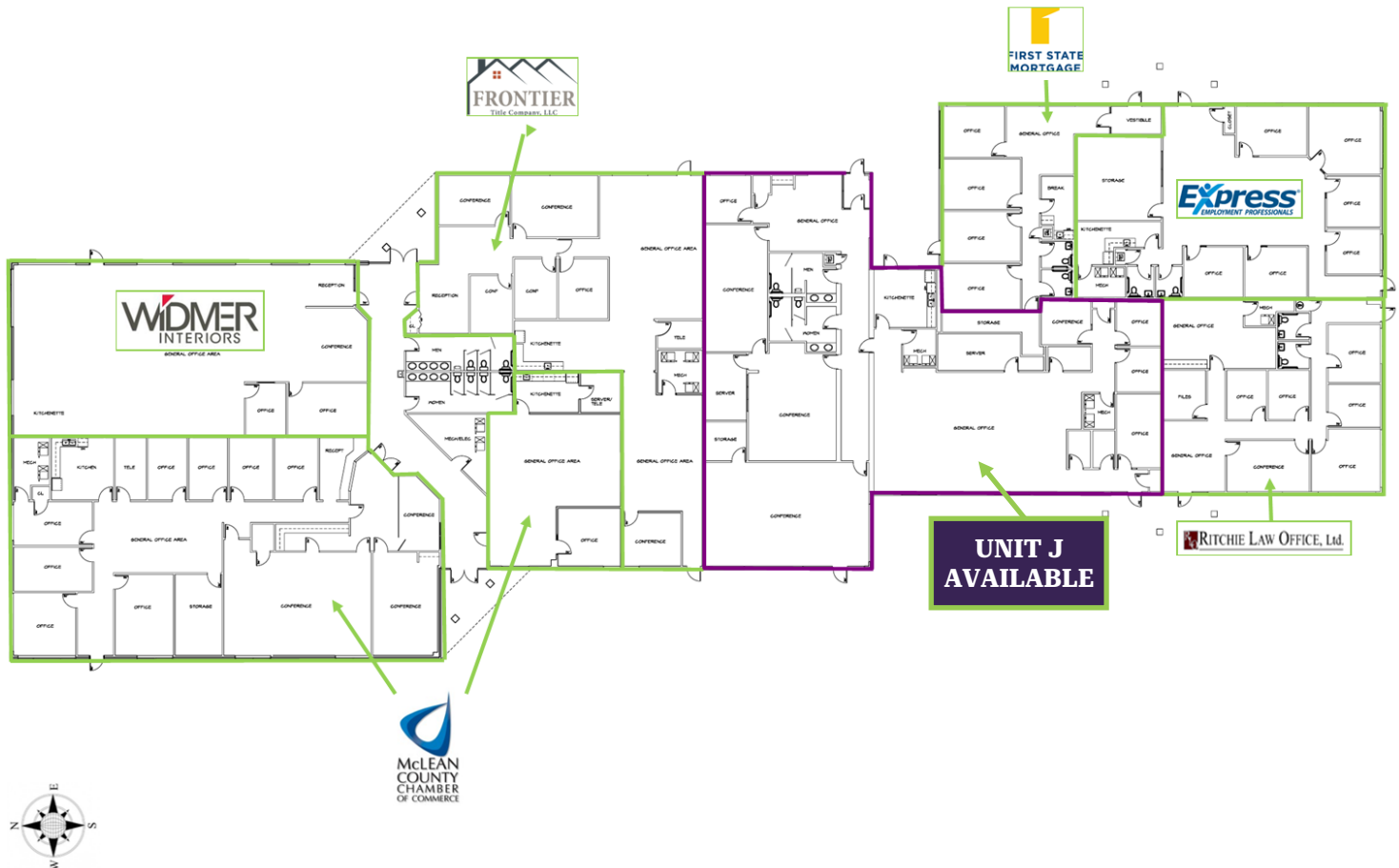
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FloorPlan 2203 E. Empire, Unit J, Bloomington





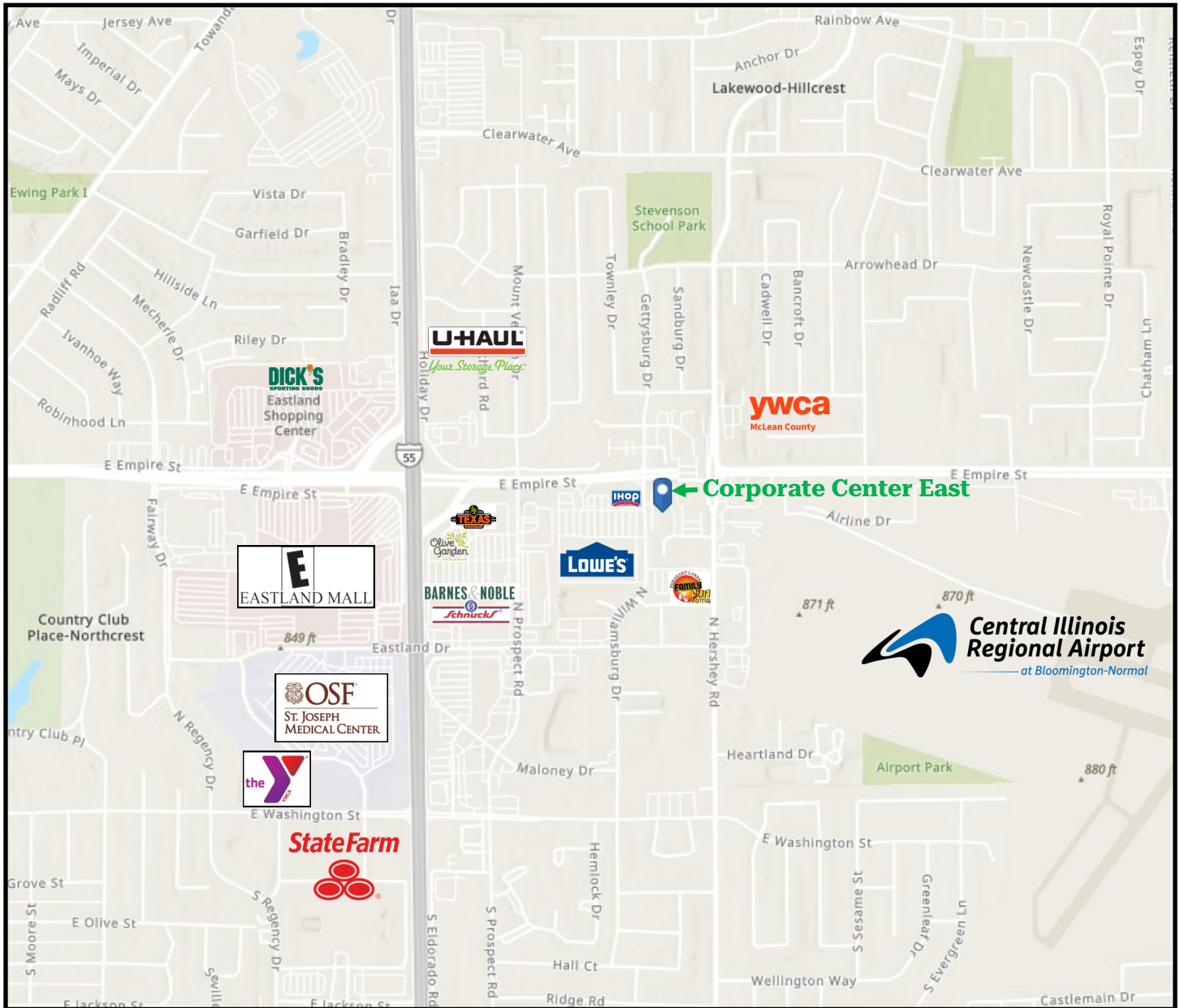
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Location Map



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