

AXIS 360

COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE

6,963 SF

LOT SIZE

2,463 SF

PRICE

\$375,000

ZONED

D1 (Central Business District)

PARCEL

21-04-338-007

BUILT

1931

TAXES (2024)

\$5,723

105 N. CENTER STREET, BLOOMINGTON DOWNTOWN OFFICE | FOR SALE

Spectacularly maintained and rich with history—this three-story pressed-brick landmark pairs character with everyday usefulness and versatility. Original walnut staircase and charming “nooks and crannies” are balanced by practical updates including a renovated bath, newer furnace, and plumbing—ready to serve today’s office needs or be reimaged for creative studios, boutique services, or mixed-use.

The three-story property includes private offices, conference rooms, library, dry basement, kitchenette, restrooms, fireproof storage, and an attic with original walnut vaulted ceiling. Every room is unique with hardwood floors, built-in bookcases, bay windows, and more.

Designed by Arthur L. Pillsbury—the architect who shaped Bloomington’s civic identity through landmarks like Adlai Stevenson II’s boyhood home and the Katthoefer Animal Building at Miller Park Zoo—this property offers a chance to steward a living piece of Bloomington’s architectural story. Whether preserved as a professional office or adapted for creative use, it blends legacy with possibility in the heart of downtown.

Just steps from Museum Square and a short walk from the site of Abraham Lincoln’s 1856 “Lost Speech”, the location links Bloomington’s past to its vibrant next chapter—around the corner from the courthouse, government offices, the farmers’ market, specialty retail, and locally loved [or many of the city’s top-rated or best] restaurants.

Downtown momentum is real. Phase 1 construction is underway for the City’s “Downtown for Everyone” streetscape plan, with a program designed to improve walkability, public space, and economic vitality: downtownforeveryone.com

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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105 N. Center Street Bloomington, IL

Investors and owner-operators alike can benefit from **the new Downtown TIF** district and eligibility for **Enterprise Zone** incentives (state and local programs for qualifying investments). Confirm applicability to your project with the City and BNEDC.

Enterprise Zone

<https://www.bnbiz.org/enterprise-zone>

Downtown TIF District

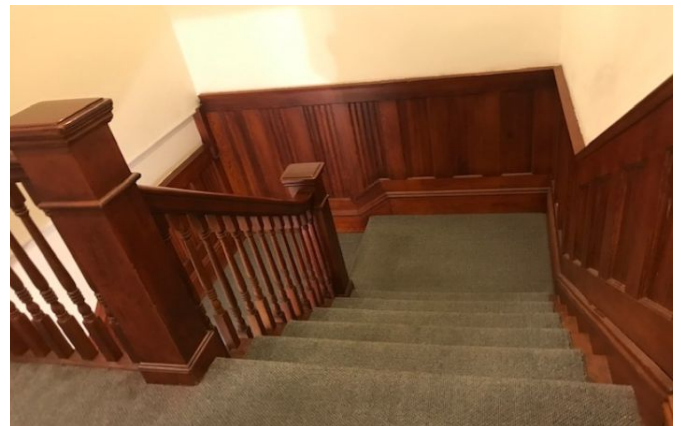
<https://www.bloomingtonil.gov/business/economic-development/programs-and-incentives/tax-increment-financing-tif/downtown-tif-district>

The building sits within walking distance of two National Register districts anchoring downtown—the **McLean County Courthouse & Square** and the **Bloomington Central Business District**—underscoring the location’s historic context and value concentration.

Pillsbury’s work is central to the area’s architectural identity and post-1900 fire rebuilding—another credibility point when marketing heritage and craftsmanship.

Highlights

- Unique **pressed-brick** façade (long prized for durability and color), original walnut stair & safes
- 3 floors + basement + attic = flexible footprints and vertical stacking options
- Steps to Museum Square; quick walk to restaurants, government, farmers’ market
- Strong downtown plan + incentives (Downtown TIF, Enterprise Zone)
- Distinctive, well-maintained shell—ideal to adapt with time-honored character



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