



COMMERCIAL REAL ESTATE

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



SUITE 2A

1,292 SF

LEASE RATE

~~\$17.50~~ **\$16.50 per sq.ft.**

NET CHARGES

\$1.75 per sq.ft. (2024 estimate)

UTILITIES

Separately metered, Tenant

T/I ALLOWANCE

\$40,000 - 5 year lease

\$60,000 - 7 year lease

2103 E. WASHINGTON ST, BLOOMINGTON

SMALL OFFICE SUITE | **LEASE**

Washington Park

Position your office at Washington Park in a 1,292 SF suite with its own entrance—next door to State Farm Corporate Headquarters and just one block off Veterans Parkway. Directly across from the YMCA and the OSF medical campus, this location delivers daily visibility, simple in-and-out access, and abundant surface parking.

Only delivered as a blank canvas—with flooring and ceiling removed—the suite is ready for your ideal layout: exam rooms, private counseling offices, treatment rooms, or an efficient reception with support areas.

The landlord is willing to negotiate a tenant improvement allowance to finish the space to professional, move-in-ready standards tailored to your use and timeline. Join a complementary mix of professional and office tenants including a State Farm agent, dentists, counselors, speech pathologists, dietitians and other businesses. Build a space that reflects your brand – with your business name advertised clearly on the corner of this busy location.

Current layout has private offices, possible break room, large open space, and two restrooms. Call listing agent for showings.

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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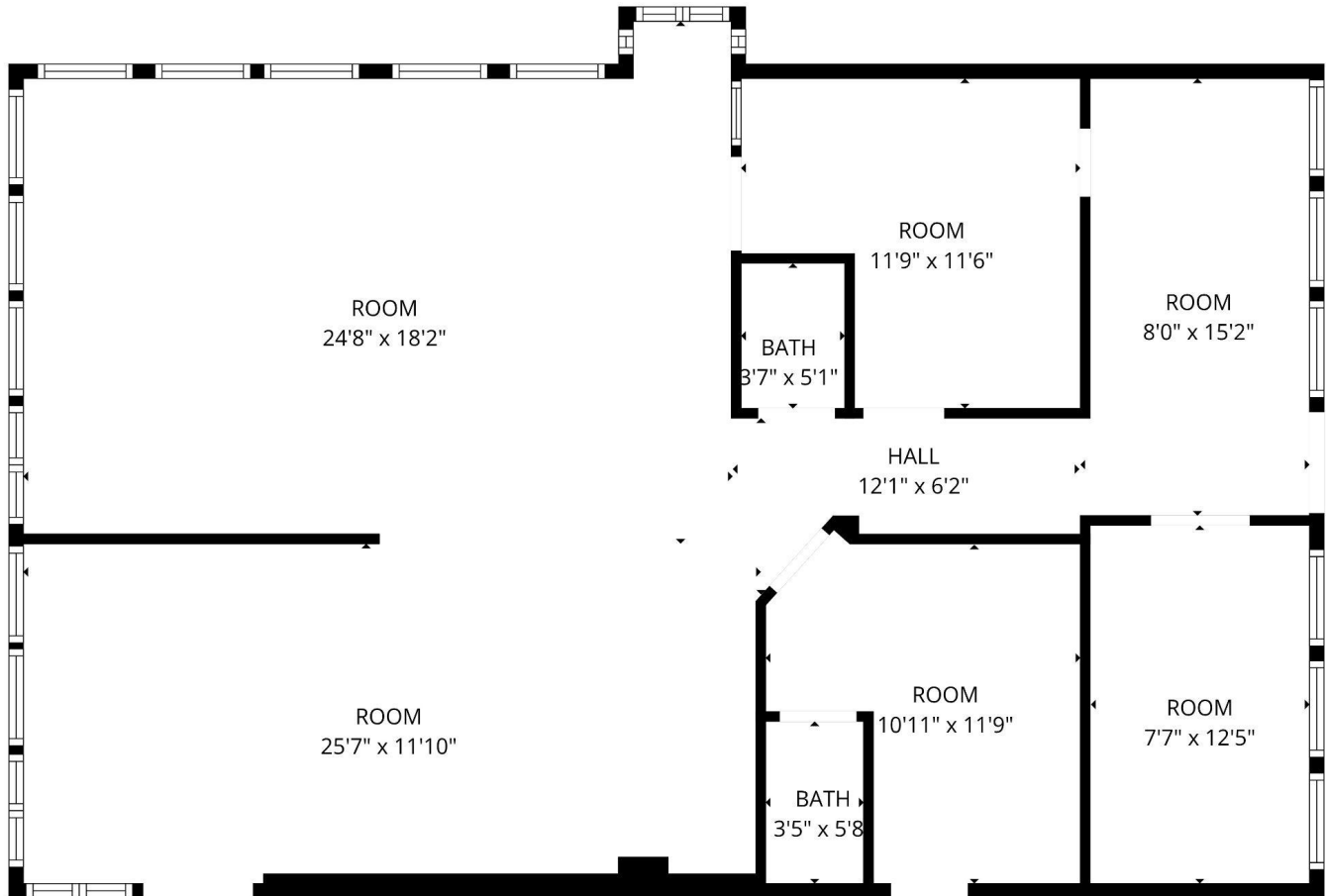




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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Landlord will negotiate a Tenant Improvement Allowance for a minimum of a 5 year Lease Term to finish the existing space with paint, flooring, ceiling, and any additional build out required to suit a new Tenant.

