

BUILDING SIZE

39,289 SF

YEAR BUILT

1990

LEASE TYPE

Modified Gross

AVAILABLE 2nd FLOOR

9,719 & 4,000 SF

AVAILABLE 3rd FLOOR

3,780 & 1,300 SF

LEASE RATE

\$12.00-14.00/SF

PARKING

Garage attached



205 N. MAIN STREET, BLOOMINGTON, IL PROFESSIONAL OFFICE SUITES | LEASE

Downtown office building with lease space available on the second and third floors. Building is accessible with elevator, shared entry and shared restrooms.

- **Suite 200** (9,719 SF) Large private office suite with open floor plan with private offices (12+/-) built into the west and north walls. Break room within space (no water), access to parking garage, server room in space.
- Suite 201 (4,000 SF) Professional office space with updated finishes, large conference room, large storage room, private offices and collaborative work area.
- Suite 301 (3,780 SF) Building owner divided and occupies the larger unit 300, creating a office suite with nine (9) private offices, most with windows and three large conference rooms in the middle of space.
- **Suite 302** (1,300 SF) Former attorney office with a reception area, three (3) private offices and conference room.
- Shared restrooms and breakroom on each floor.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.



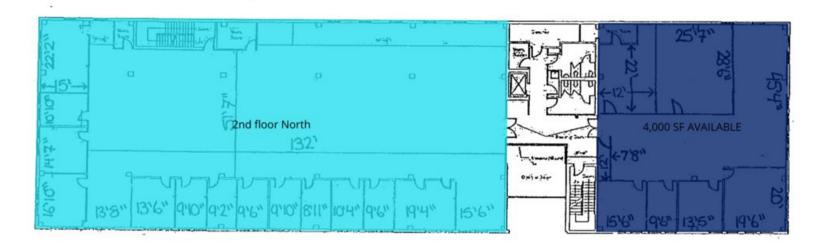




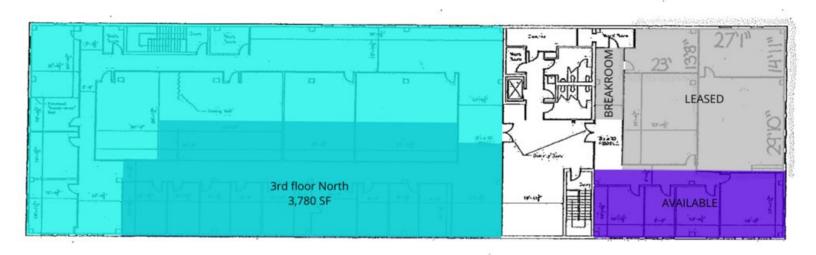
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205 N. Main Street Bloomington, IL



- Spaces are divisible, all improvements can be removed
- No load bear walls
- Individual HVAC units
- Parking attached to building



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