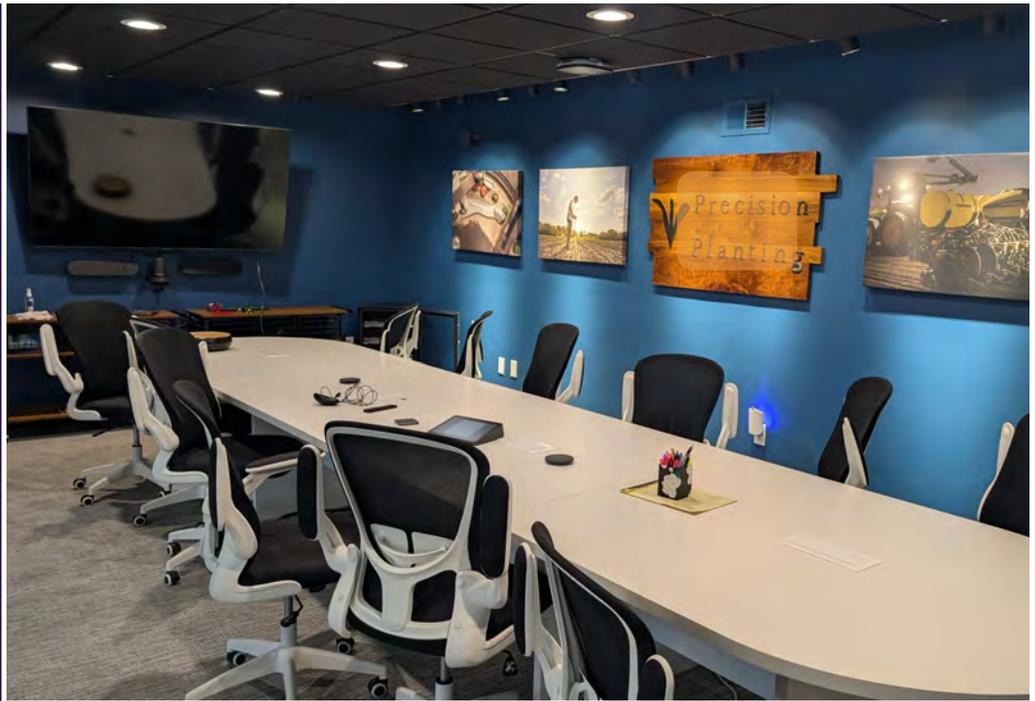


# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR LEASE - Class A Creative/tech office with integrated warehouse

### Address

1401 Commerce Parkway  
Bloomington, Illinois

### Available Space

11,500 Sq. Ft.  
5,000 sf office with 1,500 sf mezzanine  
5,000 sf warehouse

### Lease Rate

\$13.50/Sq. Ft. NNN

\$4.75/sq. ft. Est. Taxes and Ins

### **May Consider Dividing** Office

6,500 sq. ft. at  
\$15.50/Sq. Ft. NNN

### Warehouse

5,150+/- sq. ft.  
\$6,500 /mo. modified

### Facilities

Tesla and Universal EV  
chargers on site

### Built

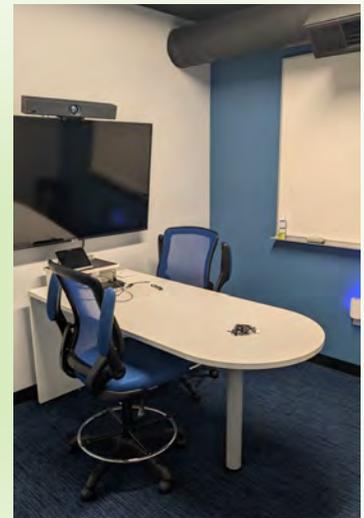
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### ***One of a kind opportunity!***

**5,000 sq. ft. of trendy upscale office** with Herman Miller ergonomic work spaces, Ready-to-use AV and multimedia systems for meetings, presentations, and hybrid work, multiple dedicated, fully furnished meeting areas, architectural lighting for a bright, modern, collaborative, and event-friendly workspace.

Additional **1,500 sq. ft. mezzanine** with elevator access houses café style break are with couches and coffee tables, café setup with Nitro Coffee Cooler, espresso machine, and Full kitchen with microwave and beverage stations, refrigerators plus foosball, table tennis, and bean bag lounges.

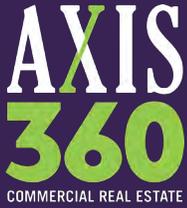
**5,000 sq. ft. of clean warehouse** space with two dock doors, racking, LED lighting and more. Warehouse includes heating and cooling systems. If building is divided, warehouse will have shared access to men's and women's restrooms.



**Laura Pritts**  
**Designated Managing Broker**  
[lptritts@axis360.co](mailto:lptritts@axis360.co)  
**(309) 824-0507**

Visit our Website:  
[www.axis360.co](http://www.axis360.co)



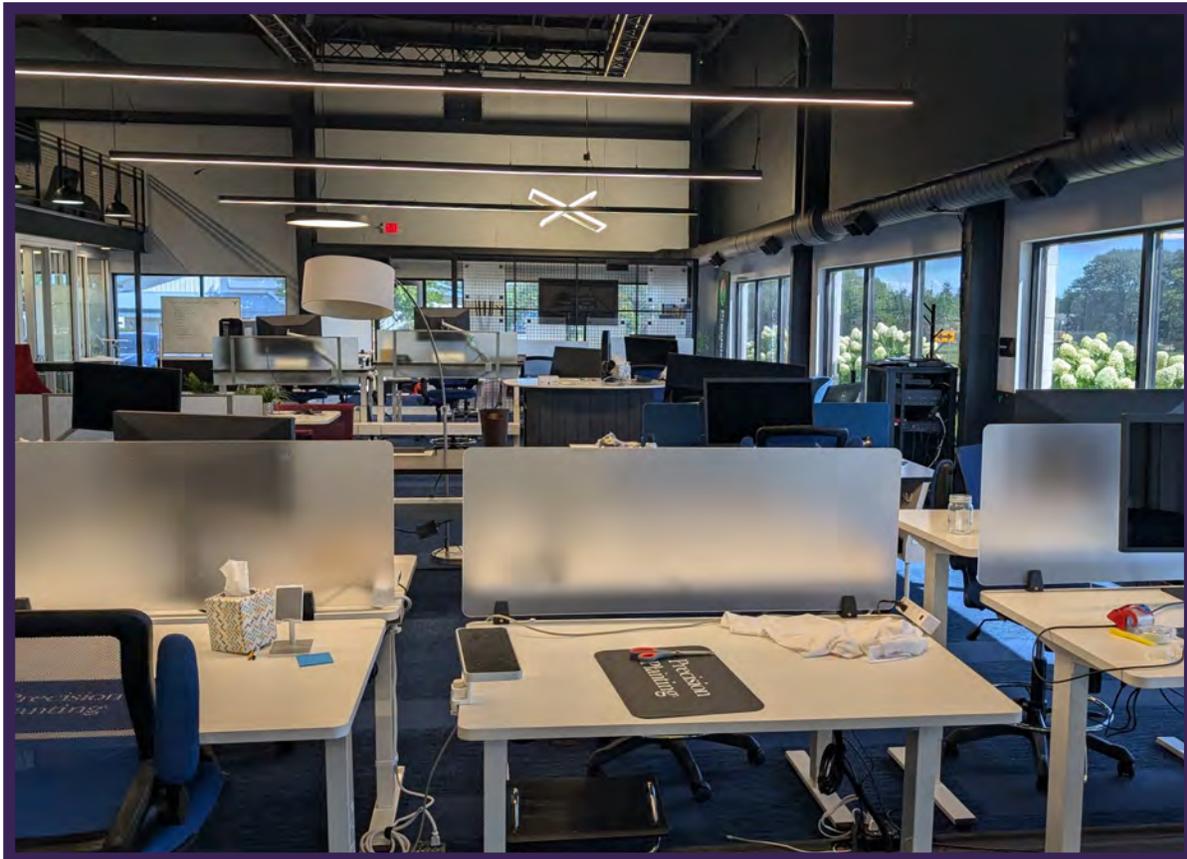
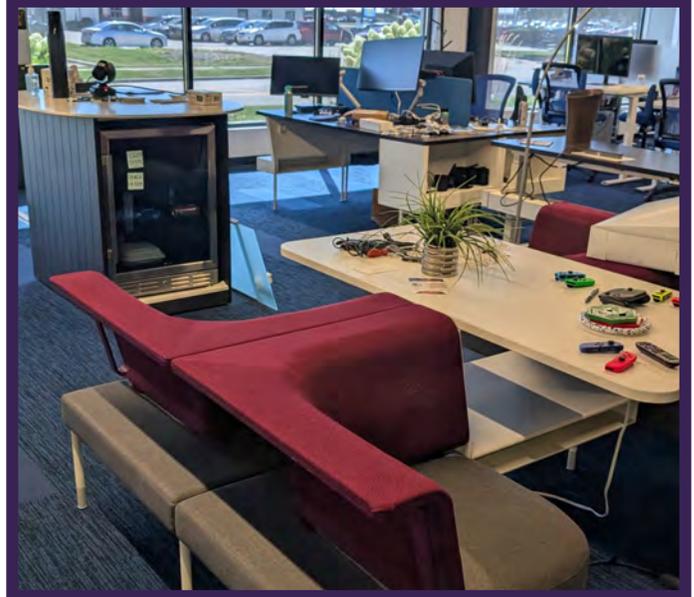


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Fully Furnished | Move-In Ready | Technology-Enabled



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## Workspaces & Ergonomics

Modern sit/stand Flexispot desks and ergonomic seating throughout loft, main, and office suites. Includes:

- Height-adjustable rolling chairs and Modway blue desk chairs
- Conference and stationary desks across meeting zones
- Flexible workstation layouts for collaborative or individual work

**Highlight:** Fully furnished with ergonomic, height-adjustable workstations

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## Technology & Connectivity

Ready-to-use AV and multimedia systems for meetings, presentations, and hybrid work:

- TCL TVs and Samsung 75" display across zones
- Logitech Meet Video Conference System
- Integrated LED video and sound control systems (G-Mark, Denon, Focus Right)
- Pre-installed LED lighting and studio systems

**Highlight:** Turnkey multimedia readiness with all AV and display systems included

**Bonus:** 2 Tesla charges and 2 universal EV chargers located conveniently in the parking lot

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## Meeting & Collaboration Spaces

Multiple dedicated meeting areas featuring:

- Long conference table and modular furniture
- Whiteboards, whiteboard table, and mobile glass dry-erase boards
- RGB LED lighting and truss system for events
- Fully equipped Vision and Pogo rooms with integrated lighting and AV
- Private and public locations throughout the office

**Highlight:** Collaboration spaces with professional lighting, presentation, and meeting infrastructure

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## Breakout & Lounge Areas

Comfort meets creativity:

- Lounge couches and coffee tables throughout
- Café setup with Nitro Coffee Cooler, espresso machine, popcorn machine, and microwaves
- Foosball, table tennis, ping pong, darts, and bean bag lounges

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