



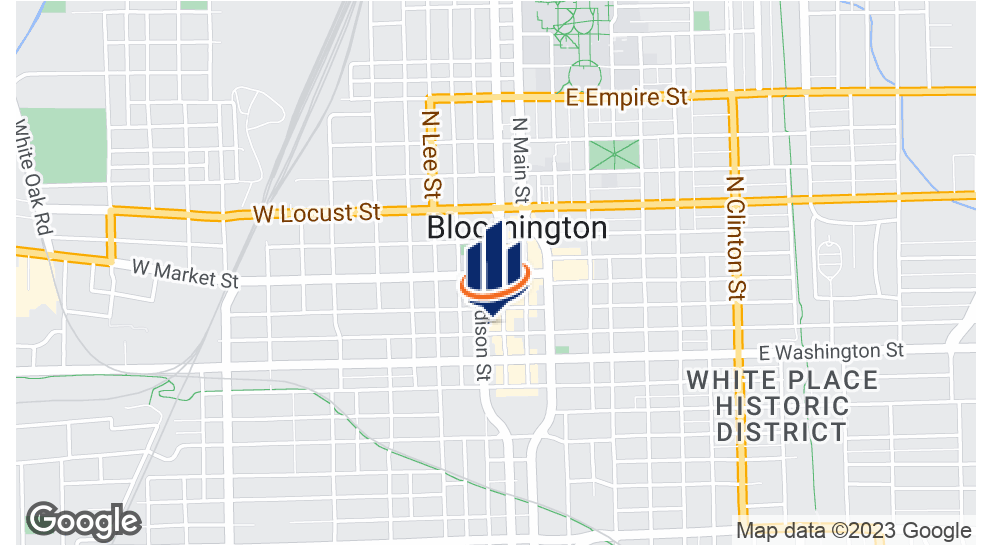
# 207 W JEFFERSON ST. ILLINOIS HOUSE

207 W. JEFFERSON ST.  
BLOOMINGTON, IL 61701

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$12.50 - 33.00 SF/yr (MG; Full Service)
Building Size:	75,000 SF
Available SF:	200 - 4,400 SF
Lot Size:	
Year Built:	1902
Zoning:	D-1
Traffic Count:	1,750
APN:	21-04-327-003

## PROPERTY OVERVIEW

SVN | Core 3 Commercial Real Estate is excited to offer a variety of suites available in the historic Illinois House building in the heart of downtown Bloomington. The building accommodates six floors of commercial real estate space with many long term tenants. The available suites range in size from 1000 SF to 4400 SF.

## PROPERTY HIGHLIGHTS

- Historic Illinois House building
- Downtown Bloomington location
- Variety of suites ranging from 1000 to 4400 SF
- Parking garage close by

# Lease Spaces

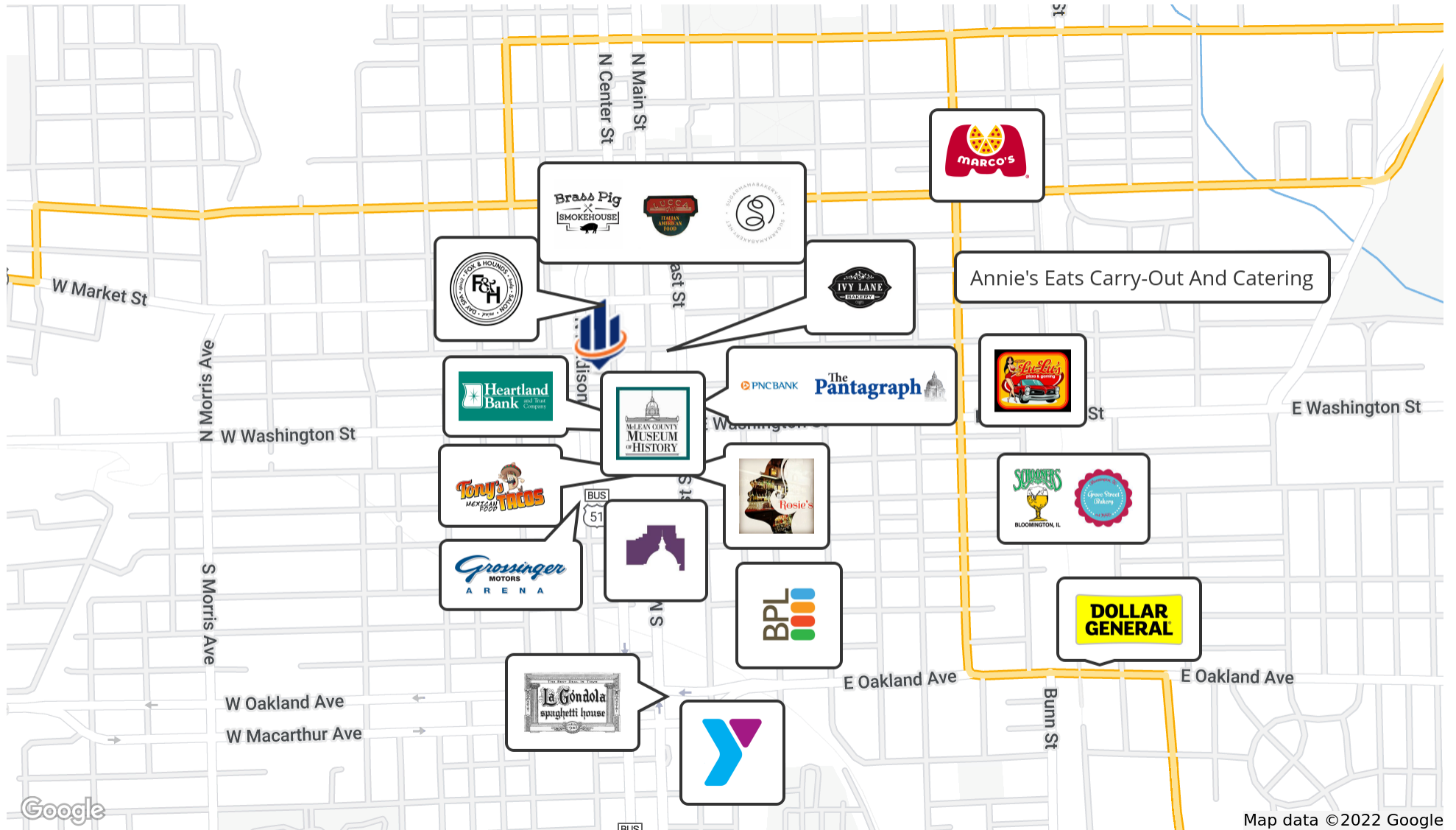
## LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	200 - 4,400 SF	Lease Rate:	\$12.50 - \$33.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE RATE	DESCRIPTION
Suite 203	Available	4,200 SF	\$12.50 SF/yr	Suite 203 offers 4200 SF of office space. Features of this suite include 8 private offices, large reception area, conference room with built in shelves, multiple open areas for work station collaboration, private restroom and kitchenette area. Also available is 1,000 extra SF of a shared conference room. Utilities included in the lease rate. The quoted lease rate may increase if additional build out work is needed.
Suite 309	Available	2,200 SF	\$12.50 SF/yr	Suite 309 offers 2200 SF of raw space ready to be built out to your specifications. Utilities included in the lease rate. The quoted lease rate may increase if additional build out work is needed.
Suite 405	Available	2,200 SF	\$12.50 SF/yr	Suite 405 offers up to 2200 SF of office space. Features of this suite include 2 wide open work areas, one private office, and kitchen break room area. Or the suite can be split into two smaller suites - 1000 SF and 1200 SF. Utilities included in the lease rate. The quoted lease rate may increase if additional build out work is needed.
Suite 505	Available	2,500 SF	\$12.50 SF/yr	Suite 505 offers 2500 SF of office space. Features of this suite include a large open workspace, perfect for cubicles or collaboration, 5 private rooms or offices, a kitchen/break room and a large conference room. Utilities included in the lease rate. The quoted lease rate may increase if additional build out work is needed.
Suite 600	Available	2,300 SF	\$12.50 SF/yr	Suite 600 offers 2300 SF of office space. Features of this suite include 2 open work areas, six private offices, conference room, reception area with a waiting room, storage, and more. The suite also offers great views from the 6th floor and natural light. Utilities are included in the lease rate. The quoted lease rate may increase if additional build out work is needed.
Suite 606	Available	4,400 SF	\$12.50 SF/yr	Suite 606 offers 4400 SF of raw space ready to be built out to your specifications. With 2 walls of windows, the space offers a lot of natural light. Utilities included in the lease rate. The quoted lease rate may increase if additional build out work is needed.

# Location Map



# Demographics Map & Report

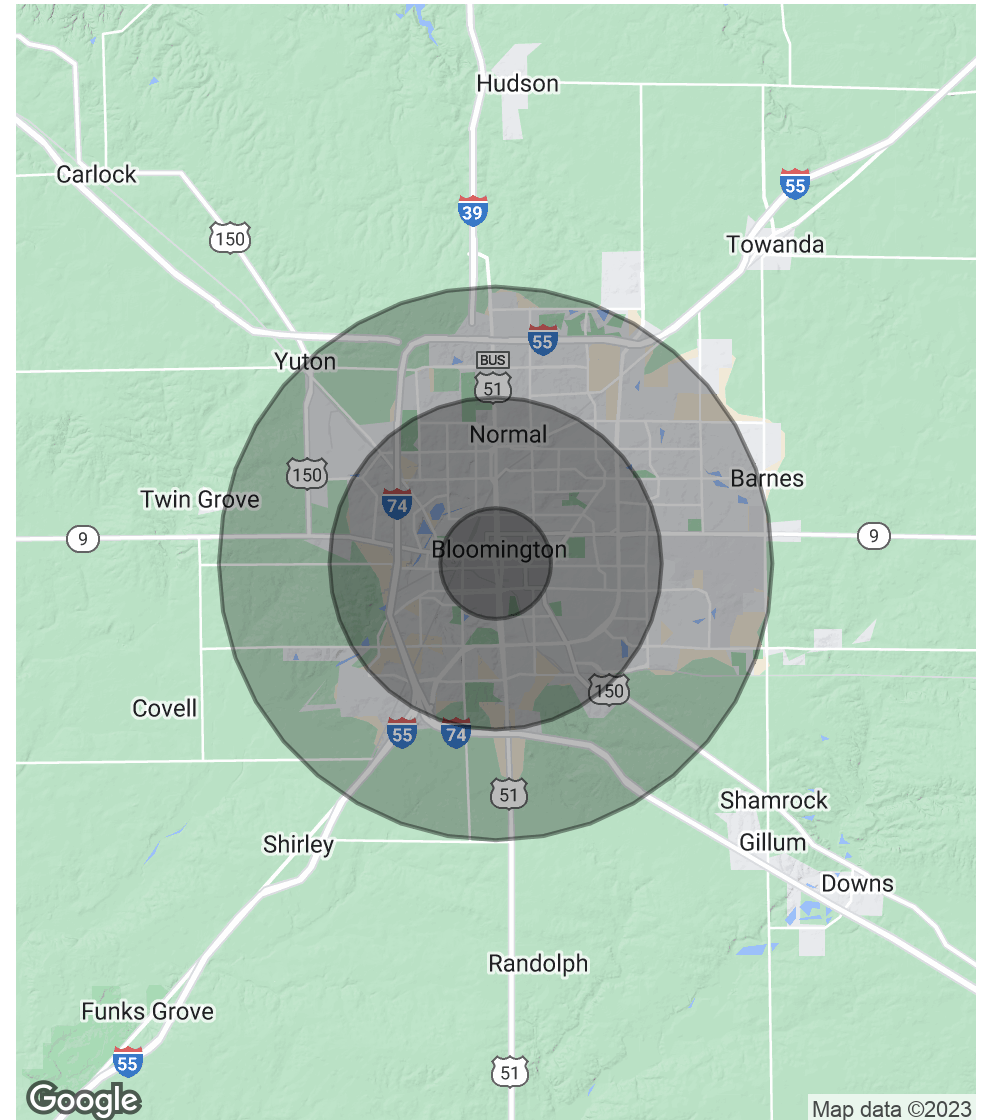
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,404	90,555	146,826
Average Age	31.2	31.6	31.3
Average Age (Male)	30.1	30.7	30.5
Average Age (Female)	33.1	33.0	32.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,538	34,433	56,225
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$44,176	\$56,441	\$63,824
Average House Value	\$108,809	\$137,668	\$156,275

\* Demographic data derived from 2020 ACS - US Census



# Meet The Team



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