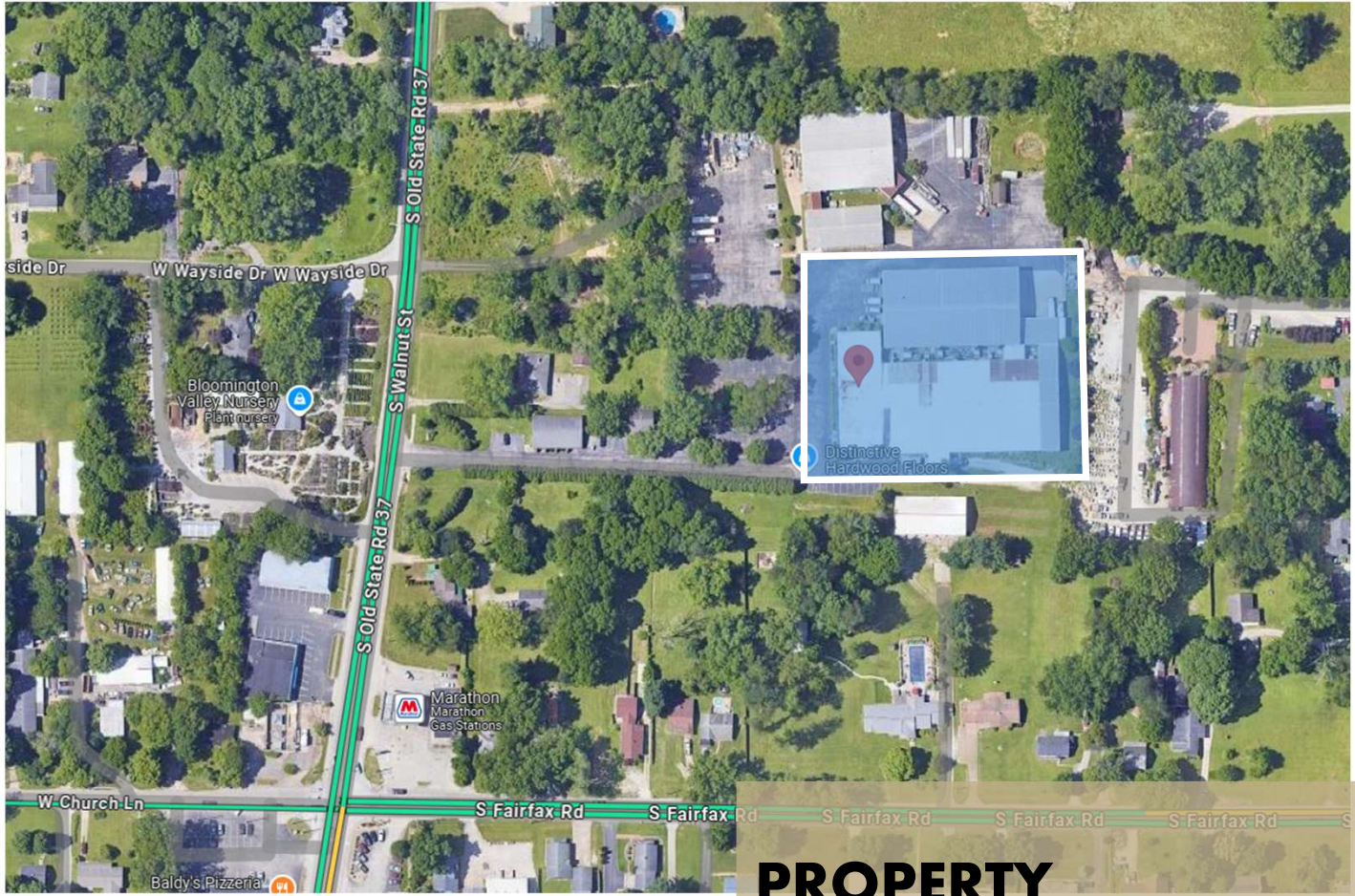


OFFICE SPACE FOR LEASE

THREE OFFICE SPACES AVAILABLE

2,887 SF OFFICE-FLEX SPACE: 5233 S Old SR 37, Bloomington, Indiana

2,887 SF - OFFICE/FLEX SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Quiet South-side setting with ample parking
- Additional storage space available
- Gross rent avoids variable utility expenses
- Short-term lease considered
- Common area kitchenette and restrooms

Floor & Suite	Space Availa...	Bldg Contig	Use
1st - G	130 - 855 SF	855 SF	Office
1st - H	240 SF	240 SF	Office
1st - Ope...	1,792 SF	1,792 SF	Office
3 Spaces	2,887 SF		



John Beatty



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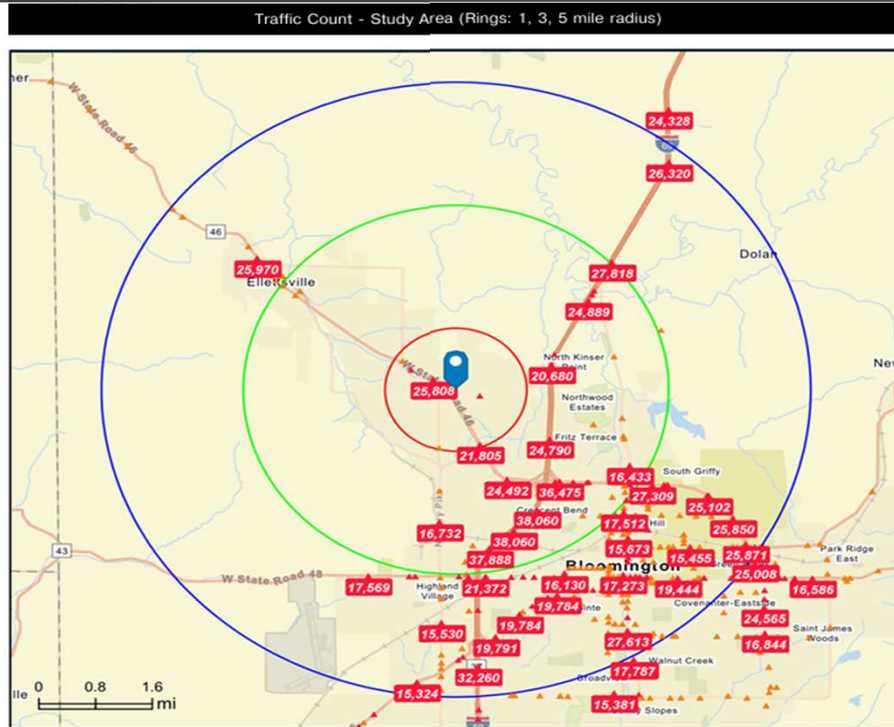
2,887 sf



OFFICE / FLEX SPACE FOR LEASE

Market Demographics:

Population	1-MILE	3-MILE	5-MILE
2024 Estimated Population	1,822	33,839	92,779
Population Density Per Sq Mile	580	1,196	1,181



Traffic Counts

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