

1663

Liberty Drive
Bloomington, Indiana

Flexible Multi-Use Space For Lease

NACressy



PROPERTY OVERVIEW



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Bloomington, IN

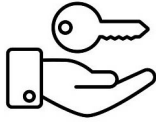
Position your business for growth at 1663 Liberty Drive. This modern, two-story, 51,735 SF asset blends a serene lakeside campus with big-city advantages: oversized 25,800-SF floor plates demisable to $\pm 1,500$ SF suites, updated common areas, blazing fiber connectivity, and ± 300 surface stalls delivering a 5.8/1,000 SF parking ratio.

Flexible IG zoning allows for multiple uses, everything from traditional office and R&D suites to tech or light-medical labs.

The site sits less than three miles from Indiana University's 45,000-strong talent pipeline and minutes from a full slate of dining, retail, and hospitality amenities.

VIEW PROPERTY ONLINE

Offered at an aggressively low rate of \$14.50 PSF Full Service, inquire to learn how this space can be supportive for your team and business by designing the perfect space.



Lease Rate: \$14.50 PSF Full Service



Year 1 Incentive Rate



6.24 Acres



Two-story building with 25,867 SF on the main level and 25,867 SF on the upper level.



Building was built in 2000 and remodeled in 2015.



IG - General Industrial (Lot 1 in the Bloomington Technology Park Subdivision. Note: this property is not part of the PUD)



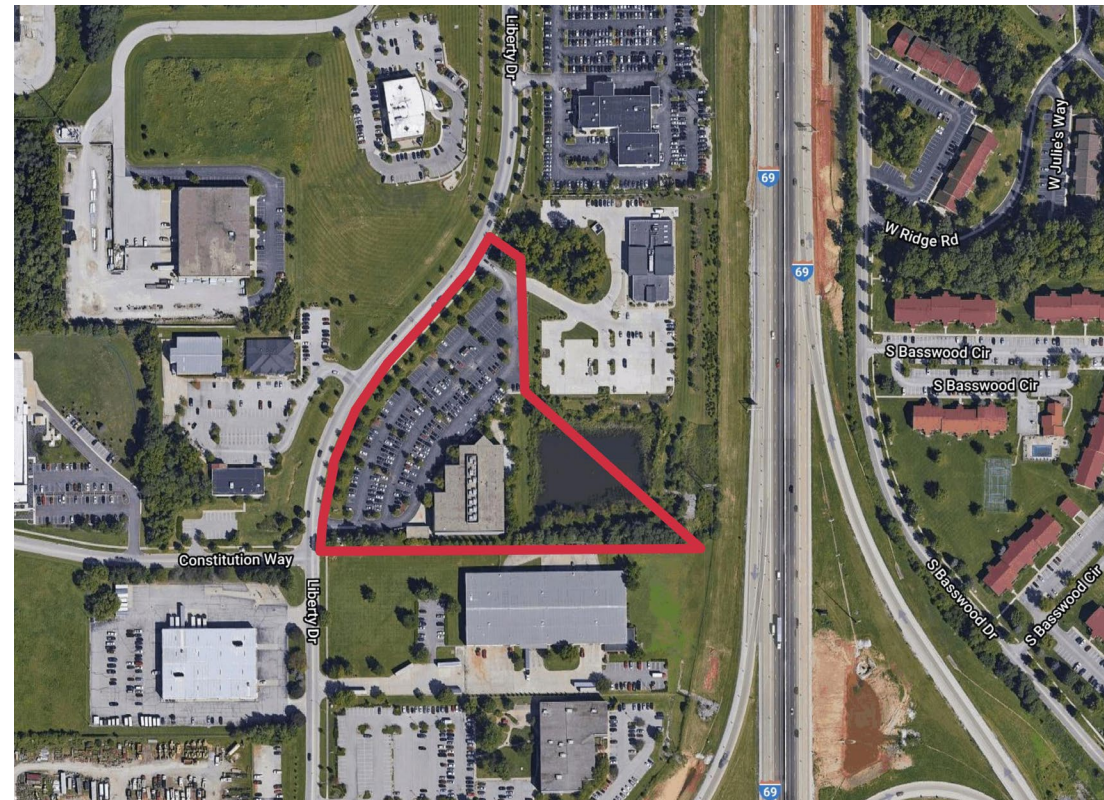
Property has approximately 300 parking spaces



Easy access to I-69 with visibility to Liberty Drive and I-69. With vehicles traffic per day in an excess of 40,000.

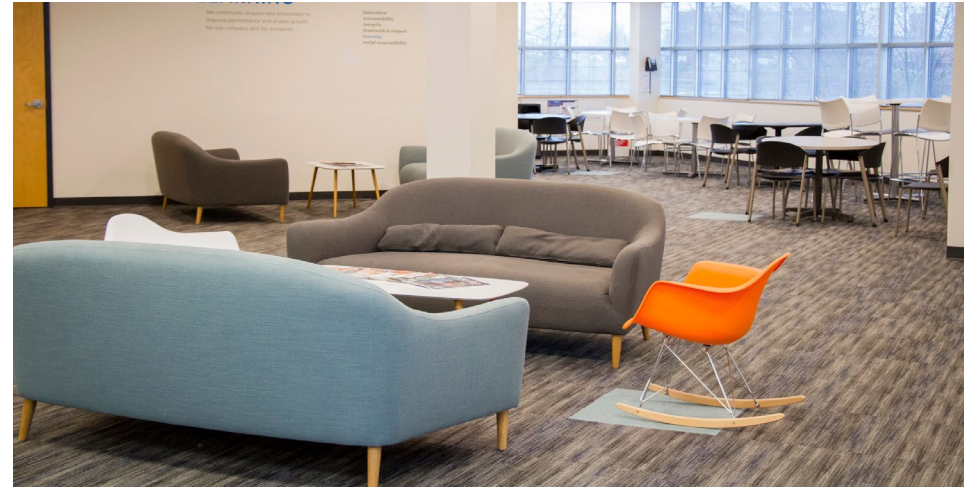


The population of the Bloomington metro area is 175,000 people.



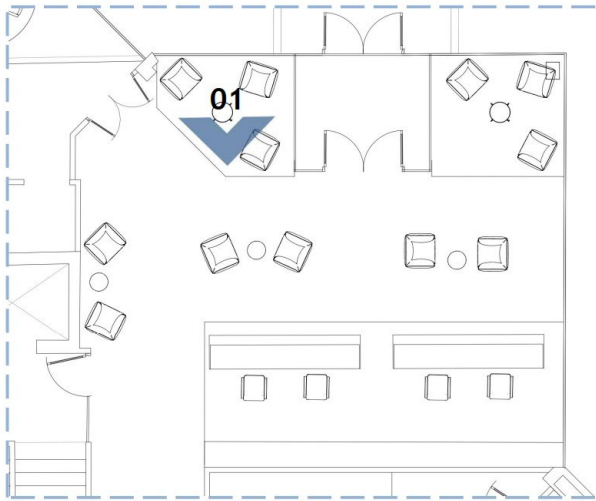
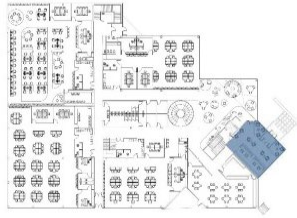
PROPERTY PHOTOS



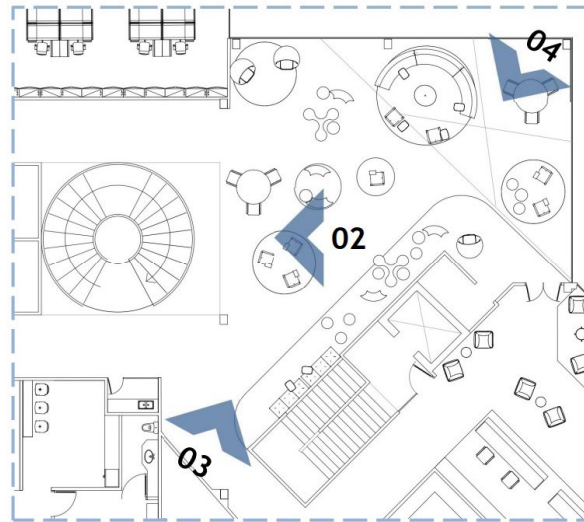
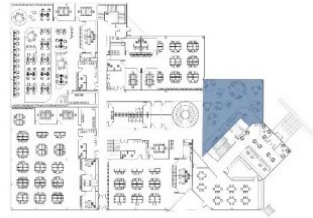


COMMON AREA DESIGN CONCEPTS

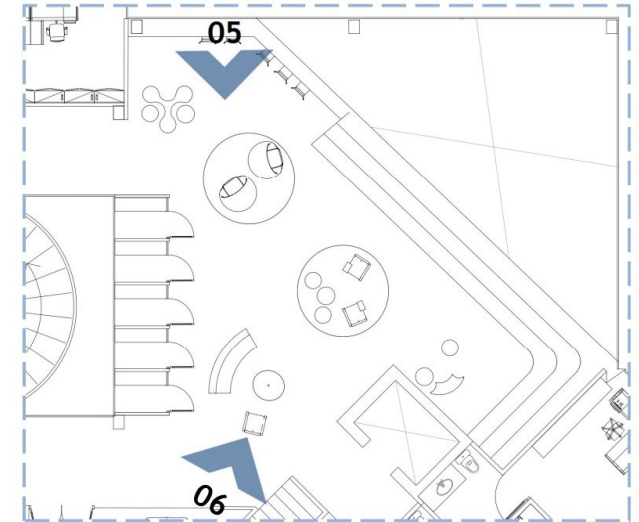
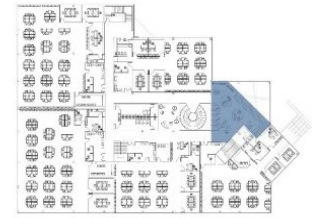
Main Reception/ Lobby
Ground Floor



Coworking
Ground Floor



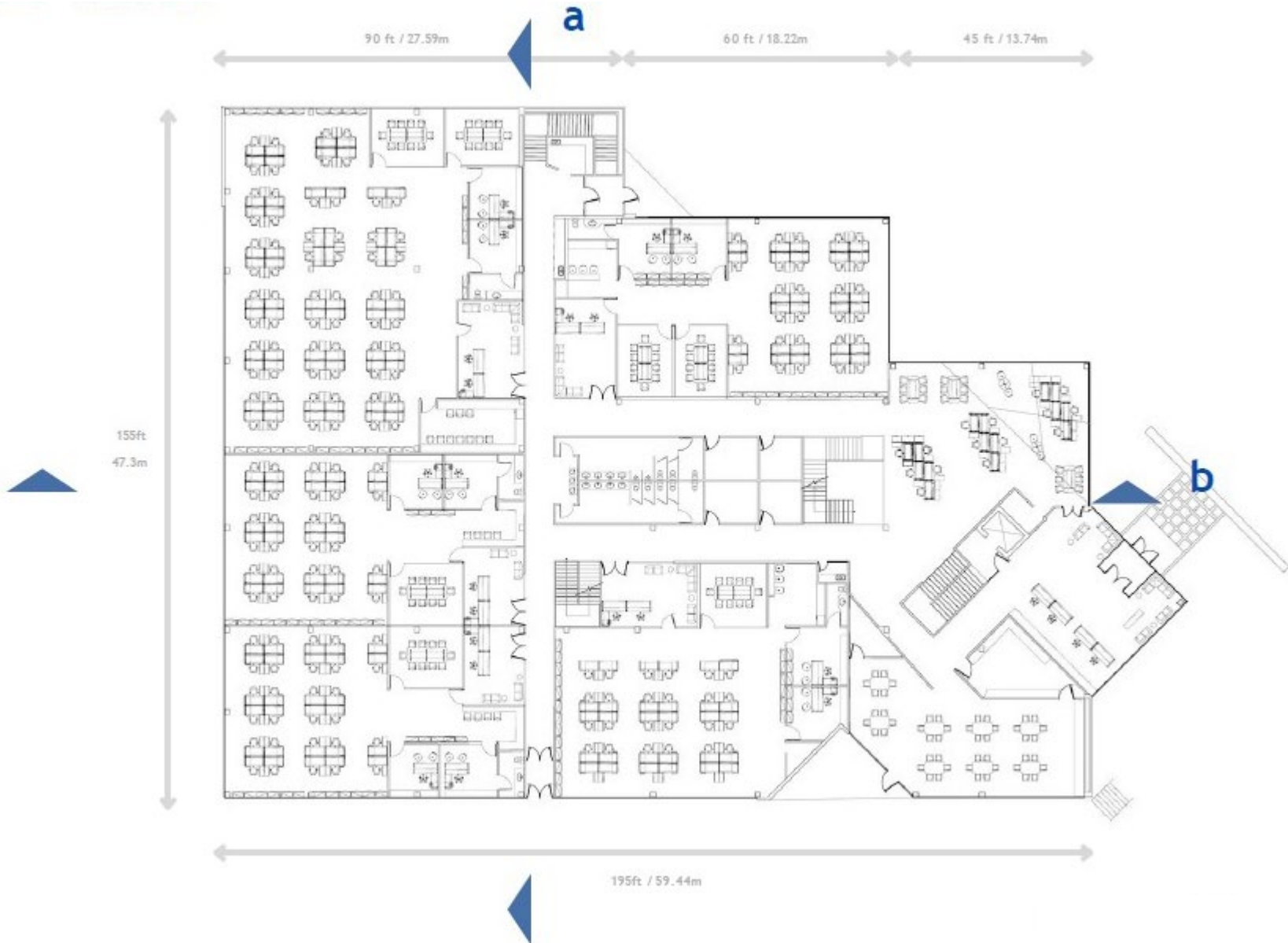
Coworking
Upper Floor



Conceptual layouts and renderings are for illustration only and may be revised by the landlord at any time;
final build-out will be delivered per the negotiated lease.

GROUND FLOOR LAYOUT CONCEPT

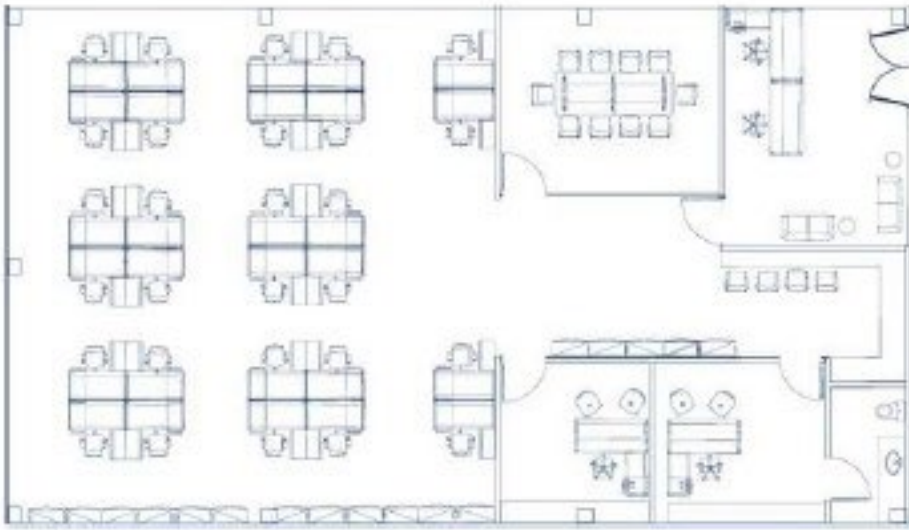
Option A
Ground Floor



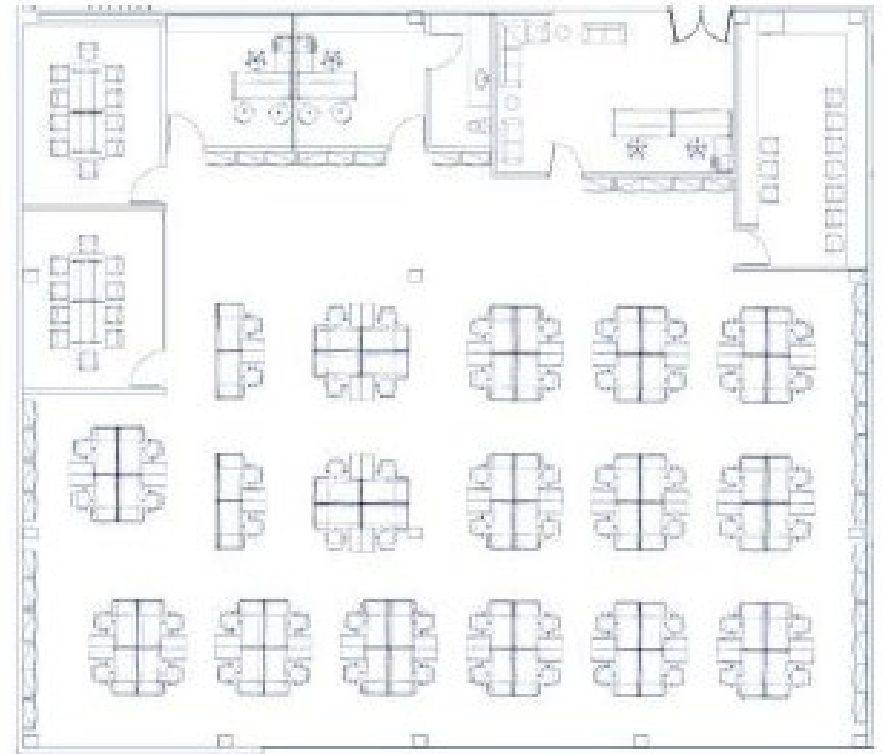
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OFFICE LAYOUT CONCEPTS

Option A
Office



Option B
Office



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This Indiana City has been Named One of the 100 Best Places to Live

- The Herald Times (Boris Ladwig)

Bloomington has been recognized as one of the best places to live in America, based on criteria including transportation, health and education.

“If you go, you get it,” Livability writes on its website. “Everyone who visits Bloomington, IN, raves about the lush landscape, global dining options, craft brewery scene and sheer variety of arts and activities.”

Livability, a marketing consultant, produced the ranking based on eight broad categories, including economy, housing/cost of living and safety. It used sources including the U.S. Census Bureau, Federal Reserve and U.S. Postal Service. The ranking includes consideration of rent and home prices relative to incomes.

Bloomington got its highest scores in education, economy and civics.

Livability also noted the city’s “charming courthouse square filled with local shops, boutiques and cafes. Add in friendly neighbors, and it’s no wonder Bloomington is one of the best places to live in the U.S.”

According to Livability, Bloomington “has a youthful vibe — and a rabid Hoosier fan base that transcends all age groups.” The website also mentions the importance of the university and major employers to research and innovation.

“Best of all, Bloomington’s urban/suburban atmosphere allows residents to enjoy all the city amenities while being surrounded by gorgeous lakes, parks and forests,” the website reads.

[LEARN MORE](#)



LOCATION & AMENITIES

[LEARN MORE](#)

Bloomington, Indiana boasts a mix of established attractions and exciting new developments that are revitalizing the area into a lively hub for both residents and visitors. Here are some of the standout attractions that shape Bloomington into a top destination for living, studying, working, and entertainment.



BLOOMINGTON “BTOWN”

There are a lot of engaging activities available in Bloomington. So many, in fact, that it can seem a bit overwhelming trying to plan a visit. Almost every outdoor destination in Bloomington shares a common variable: water. Lakes, rivers, and springs can all be found just minutes away from the hustle and bustle of downtown.



INDIANA UNIVERSITY BLOOMINGTON

A community that feels like family. Professors who care about where you are—and where you’re going. Opportunities beyond your wildest dreams and inspiration at every breathtaking turn. IU is a nonstop college experience you don’t want to miss. Your journey begins at Indiana University Bloomington.

visitbloomington.com



FAMILY FUN AND FAMILY TRAVEL

Find family fun for all ages in Bloomington. Bloomington is known as a college town, but we're much more family-friendly than you may think! Kids love Bloomington as much as adults do, for many of the same reasons: awe-striking outdoor destinations, interactive museums, and exciting indoor activities. Bloomington offers fun things to do with the family for every age, toddler to teen. Use this page as a tool to help you discover family-friendly restaurants, attractions, events, and tips to plan the perfect family getaway in Bloomington.



SHOPPING IN DOWNTOWN

When walking the streets of downtown Bloomington, you'll find a wide variety of local shops and boutiques, from upscale kitchenware and tailored men's suits to handmade goods and mint-condition vinyl. Whether you're on the hunt for some IU memorabilia, a new home accent, a vintage treasure, or the perfect decor for your dorm room, B-Town has it all — and more.



LAKES AND OUTDOORS

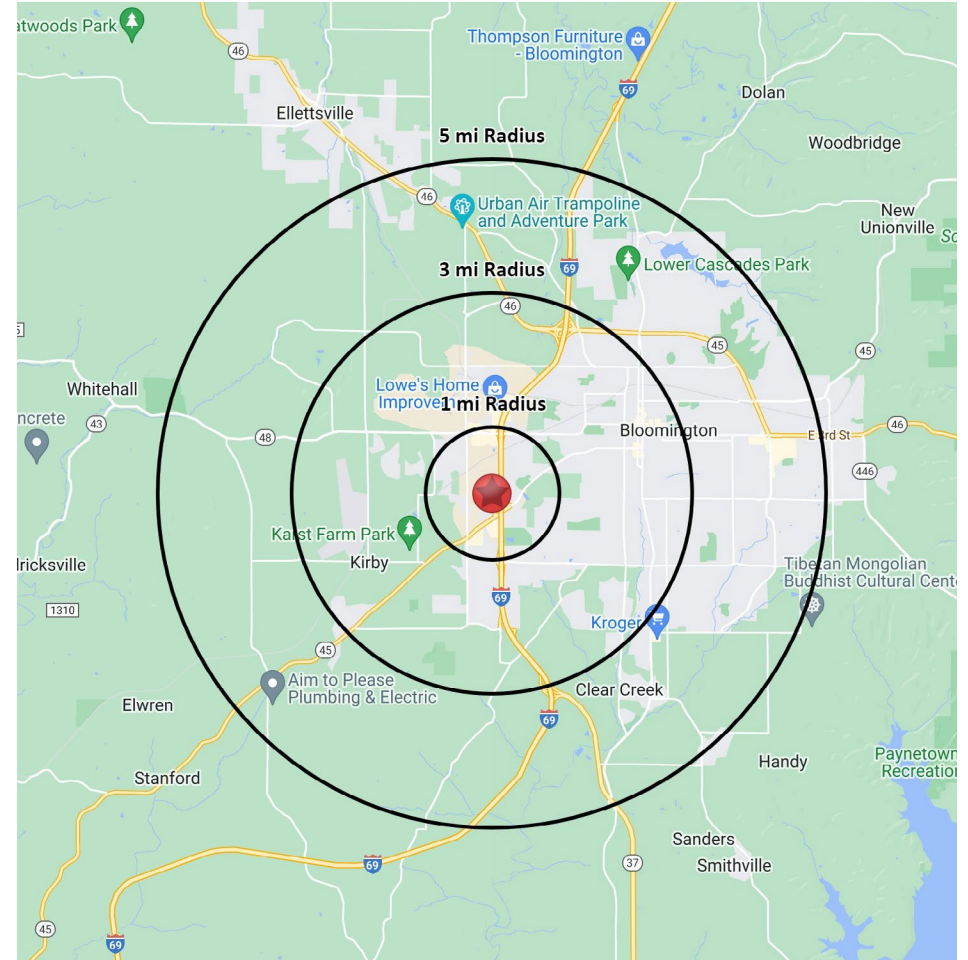
Monroe County's three lakes each offer distinct experiences to visitors: Monroe Lake, Lake Lemon and Griffy Lake. From forests and lakes to wetlands and marshes, Bloomington is home to several nature preserves and Hoosier National Forest. At the nature preserves, the flora and fauna are protected but available for gentle observation and exploration to those in the area.



INTERSTATE 69

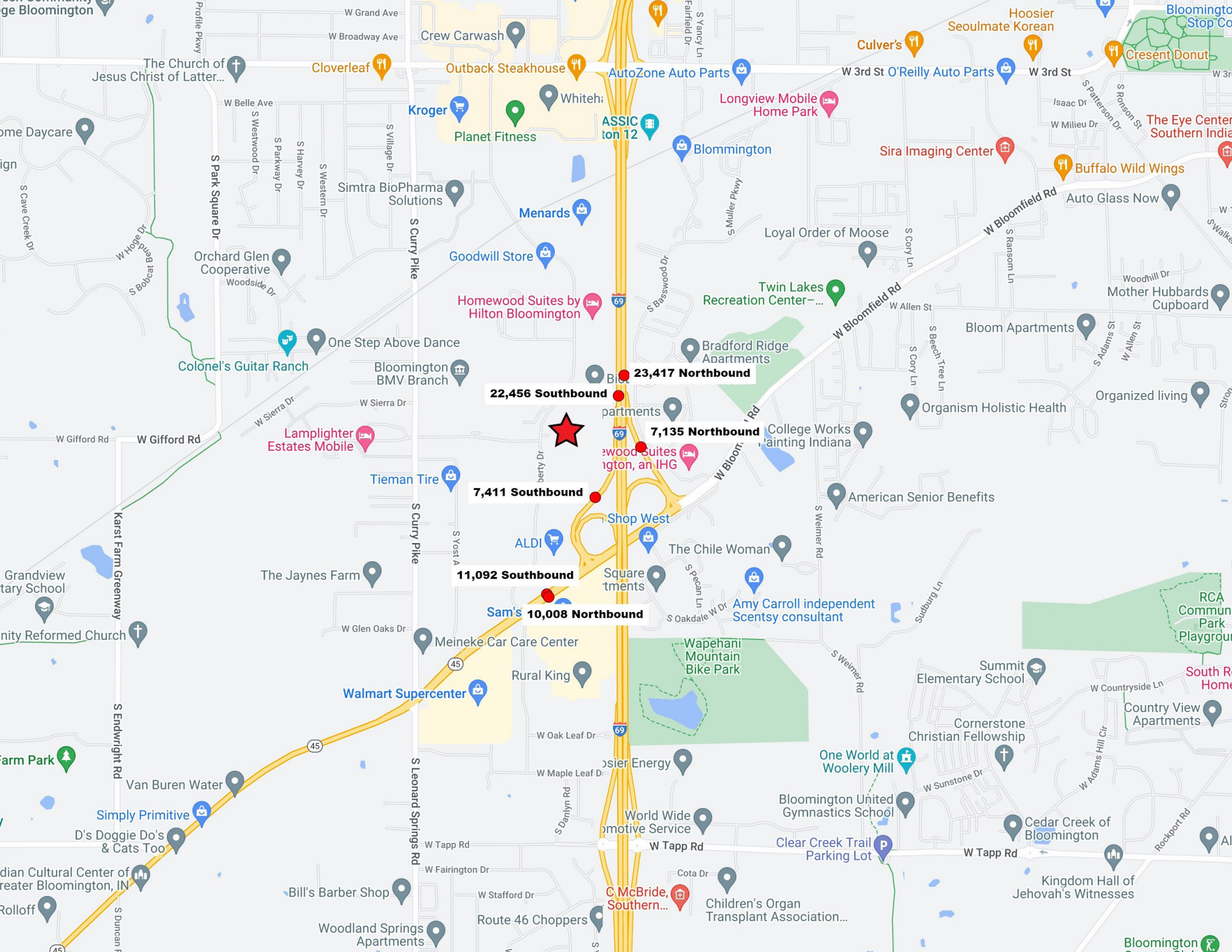
Located just off of I-69. Immediately accessible from 1663 Liberty Drive via Bloomfield Road to the south and West 3rd Street to the north.

Bloomington is approximately fifty miles south of Indianapolis, with a metro area population of 175,000 people. It is home to Indiana University and nearby companies include Coca-Cola, Otis Elevator, and Baxter Healthcare.



MONROE COUNTY AIRPORT

Monroe County Airport, nestled in Bloomington, Indiana, serves as a key regional hub, offering easy access to Indiana University, NSA Crane, and major corporations like Cook Medical. Its proximity to Lake Monroe and Brown County, combined with easy I-69 access, makes it an ideal gateway for both business and leisure in Southern Indiana.



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