

FOR LEASE

VIEWEG
REAL ESTATE

Downtown Bloomington Lease Space

503 North East Street, Bloomington, IL 61701



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PROPERTY DESCRIPTION

Located in the heart of downtown Bloomington, this five-story historic building with a full basement offers flexible leasing options and excellent visibility. The property can be leased in its entirety or divided into multiple units to accommodate smaller tenants and a variety of uses.

Situated within the Downtown TIF District, it provides strong redevelopment potential and access to city incentives.

Several city parking lots surround the building, offering convenient access for tenants and visitors. The property sits directly next to the City’s “Downtown for Everyone” project and is within walking distance of restaurants, offices, and retail stores.

With its central location, easy access, and adaptable layout, 503 N East Street is well-suited for office, retail, or mixed-use tenants looking to locate in downtown Bloomington.

OFFERING SUMMARY

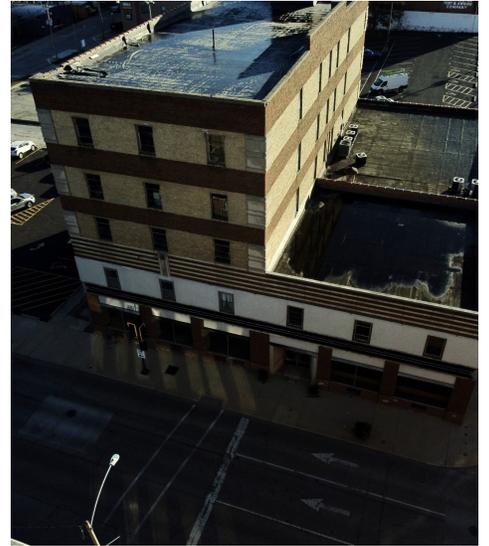
Lease Rate:	\$2.00 - 10.00 SF/yr (MG)
Available SF:	4,300 - 38,400 SF
Lot Size:	0.2 Acres
Building Size:	38,400 SF

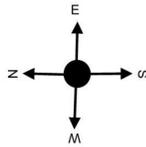
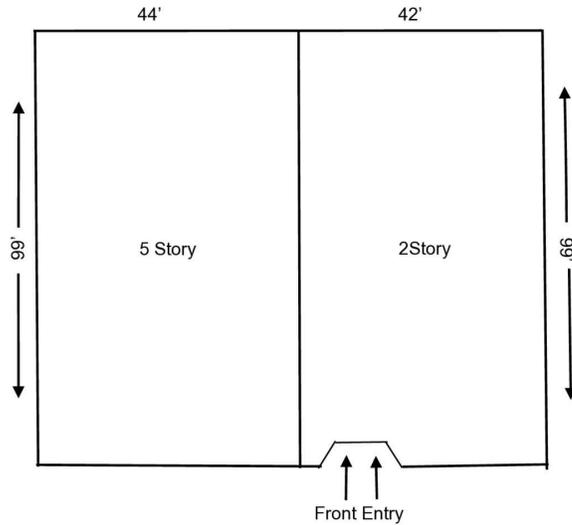
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,091	35,725	53,799
Total Population	15,574	84,179	129,802
Average HH Income	\$56,646	\$73,837	\$97,109



PROPERTY HIGHLIGHTS

- 38,400 Total SF
- Zoned D-2
- Five-story historic building with full basement
- Potential to lease entire building or divide into smaller units
- Strong Surrounding Tenant Base
- High Foot Traffic
- Potential Grants for Tenant
- Located in Downtown Bloomington within the Downtown TIF District
- Excellent visibility and easy access from North East Street
- Surrounded by multiple City parking lots
- Adjacent to the City's "Downtown for Everyone" redevelopment project
- Walking distance to restaurants, retail, and offices
- Flexible layout suitable for office, retail, creative, or mixed-use tenants
- Strong redevelopment and investment potential



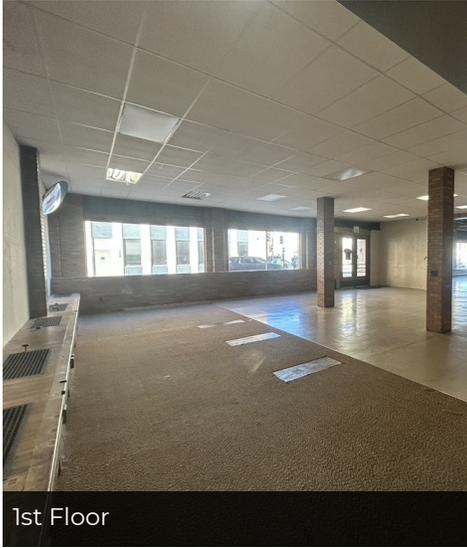


LEASE INFORMATION

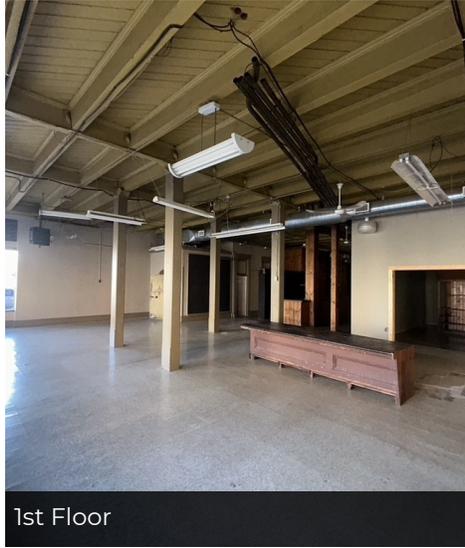
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,300-38,400 SF	Lease Rate:	\$2.00 - \$10.00 SF/yr

AVAILABLE SPACES

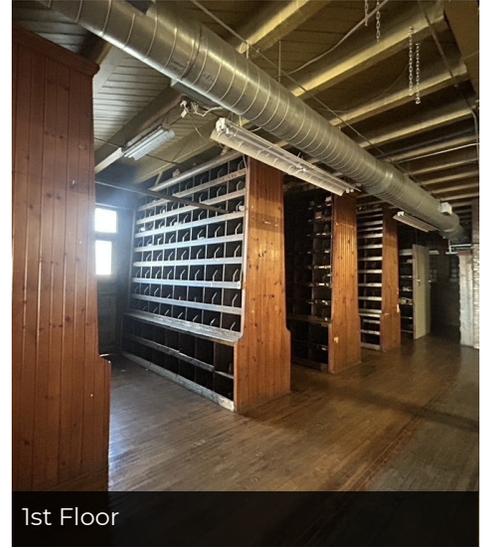
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	38,400 SF	Modified Gross	\$5.00 - \$10.00 SF/yr	There are many different options for lease options on this building. There are opportunities to rent the entire building or just a floor or two.
1st and 2nd floor	17,000 SF	Modified Gross	\$6.00 - \$10.00 SF/yr	The first and second floor are more finished than the top three floors offering less buildout and a more turnkey opportunity depending on your business needs
1st Floor	8,500 SF	Modified Gross	\$7.00 - \$10.00 SF/yr	The first floor has a glass front with a nice wood entrance. Would make a great retail storefront with many possibilities for different buildouts and businesses to occupy.
Dry Storage--Floors 3,4,5+basement	4,300 SF	Modified Gross	\$2.00 SF/yr	Each floor is 4,300 SF. There is an industrial elevator that is connected to a loading dock.



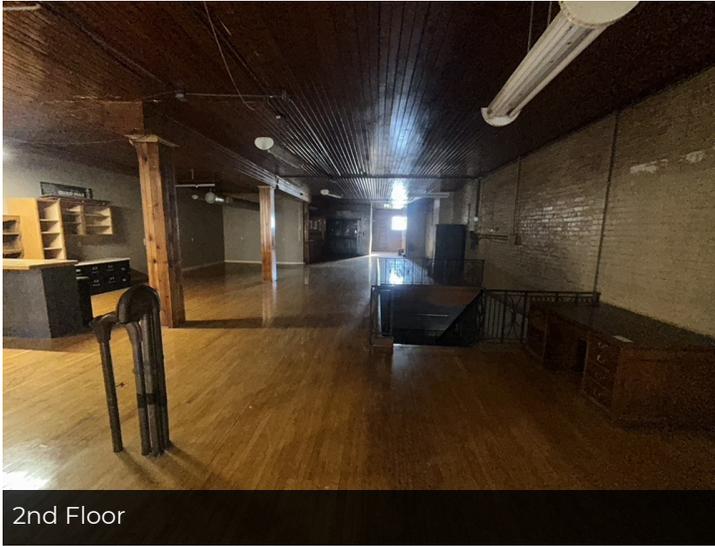
1st Floor



1st Floor



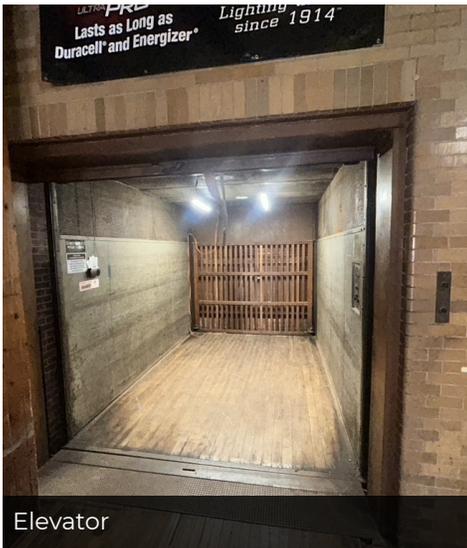
1st Floor



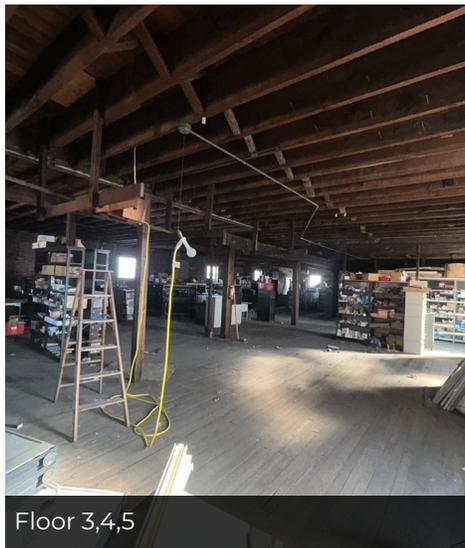
2nd Floor



2nd Floor



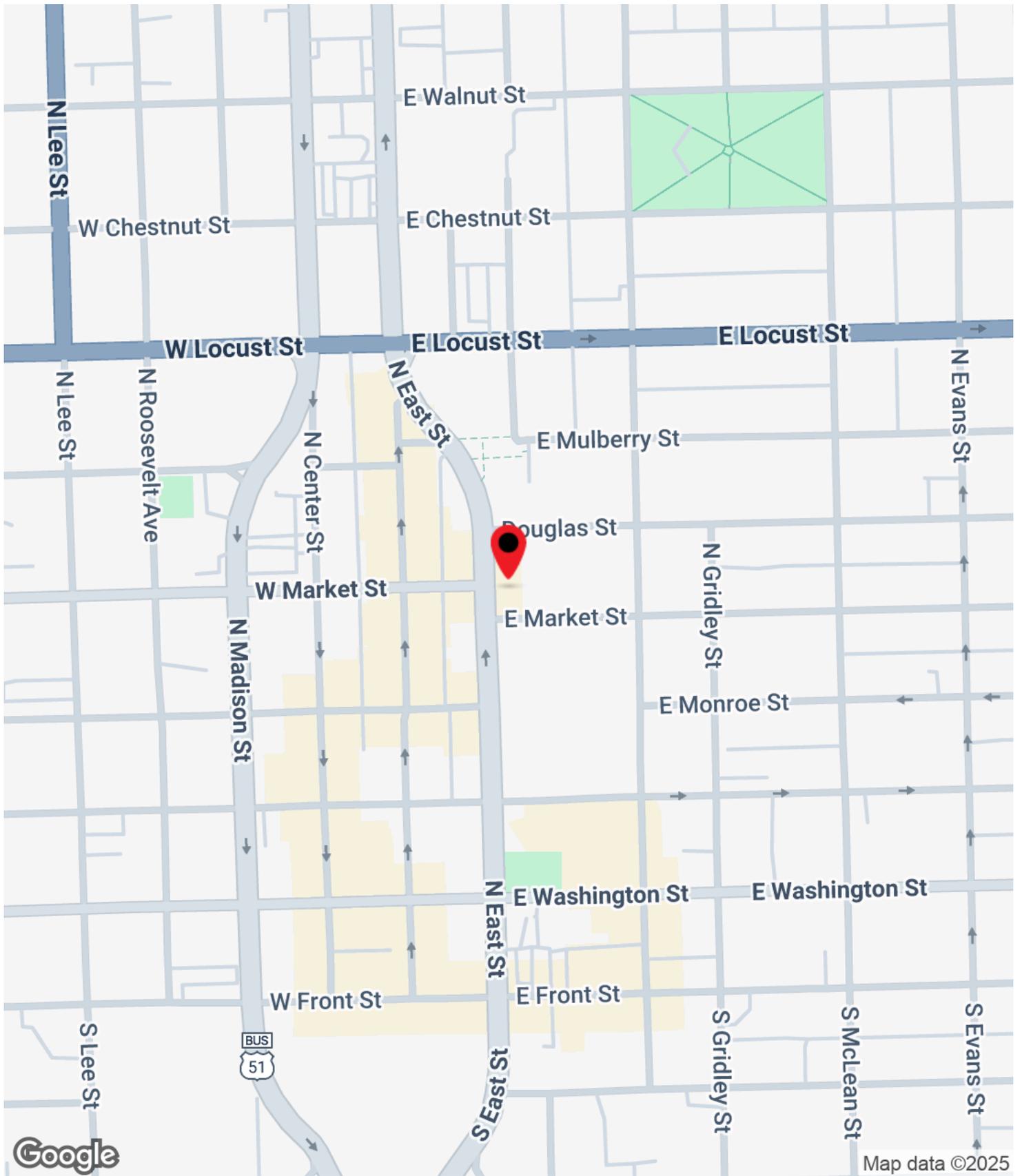
Elevator

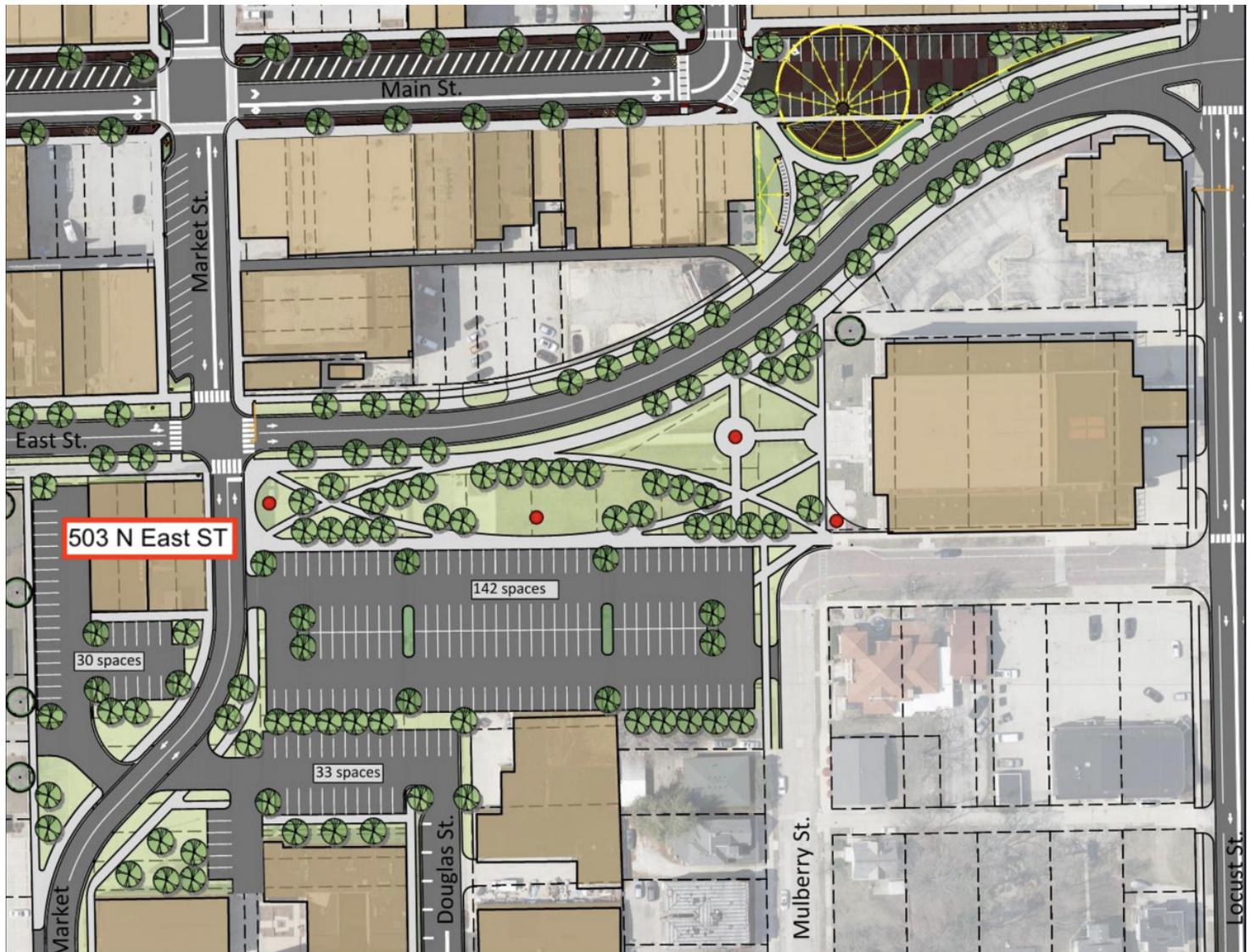


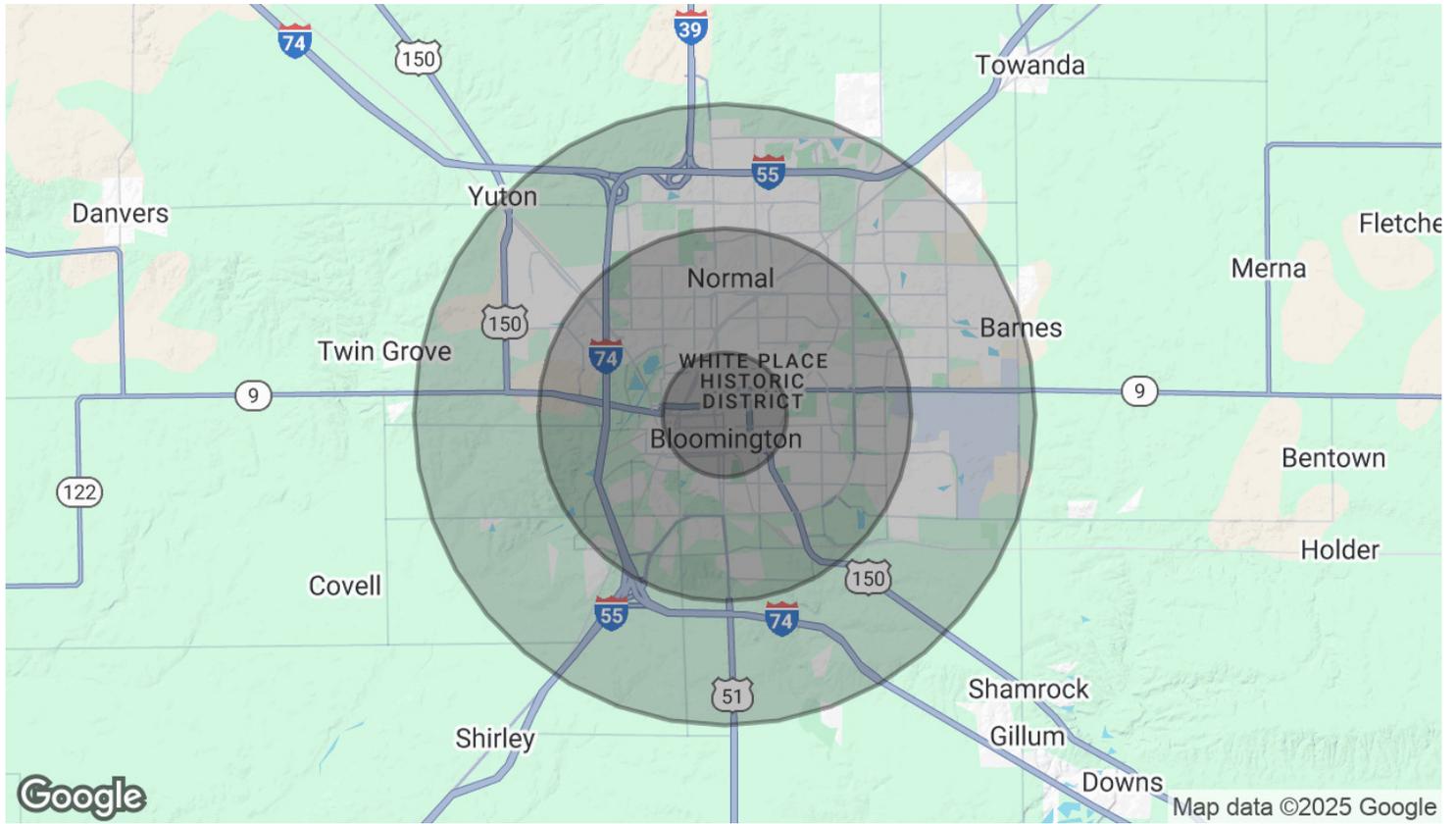
Floor 3,4,5



Floor 3,4,5







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,574	84,179	129,802
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	38	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,091	35,725	53,799
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$56,646	\$73,837	\$97,109
Average House Value	\$152,727	\$206,122	\$237,860

Demographics data derived from AlphaMap



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