

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

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



## FOR LEASE - TECH OFFICE with WAREHOUSE

### Address

1401 Commerce Parkway  
Bloomington, Illinois

### Available Space

10,000 Sq. Ft.  
5,000 sf office, 5,000 sf warehouse

### Lease Rate

\$22.00/ Sq. Ft. Modified Gross

### Lease Type

Modified Gross  
(Tenant pays utilities. All other operating expenses included in the rent)

### Term

Negotiable

### Built

1993

### Facilities

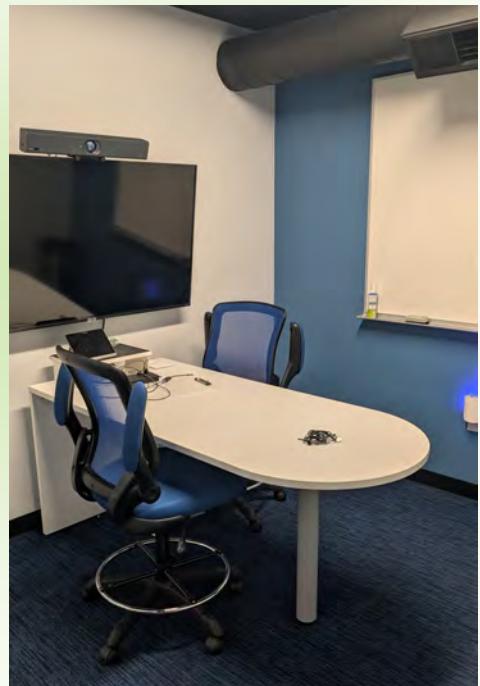
Tesla and Universal EV chargers on site

### **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, and event-friendly workspace.

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

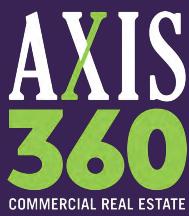
**5,000 sq. ft. of clean warehouse** space with two dock doors, racking, LED lighting and more.



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

Visit our Website:  
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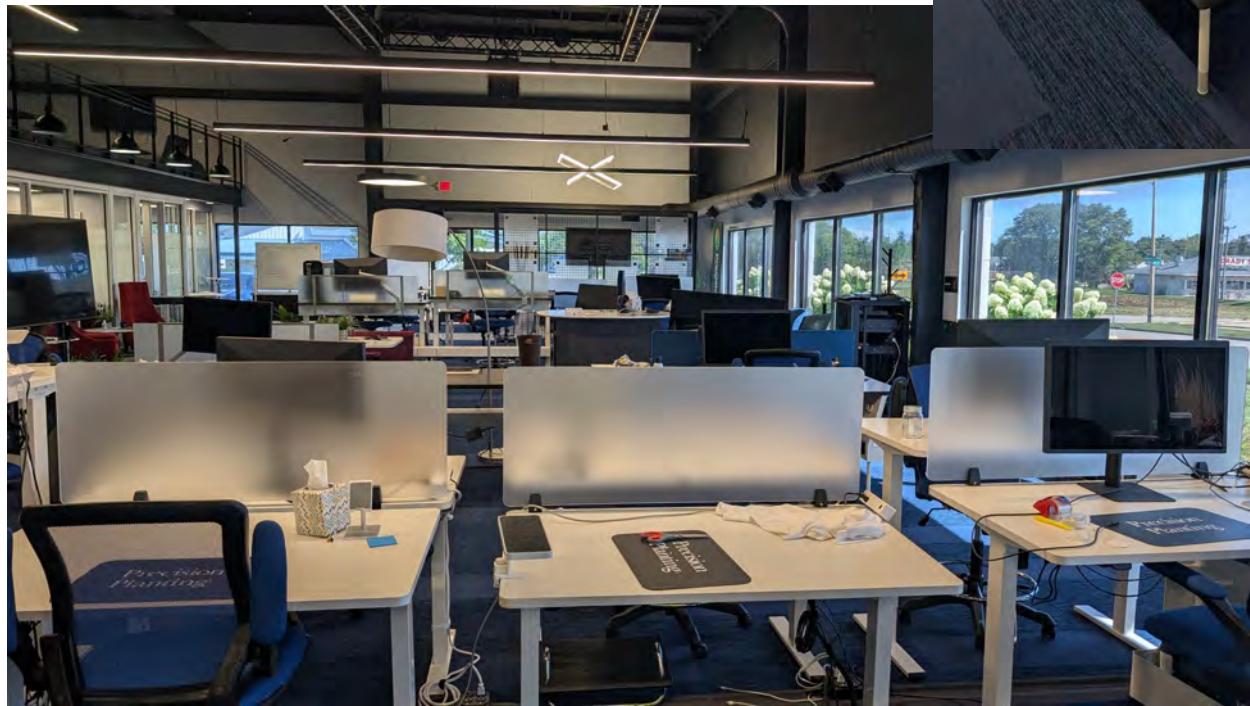
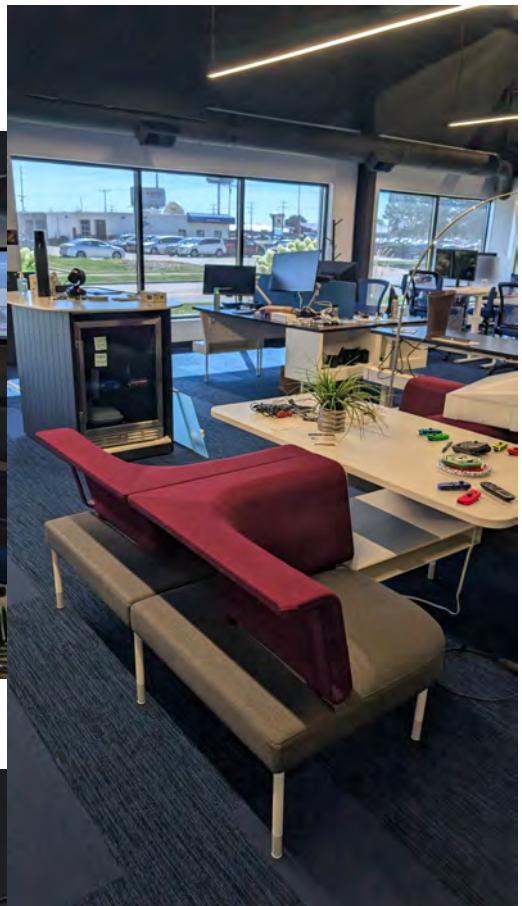


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Visit our Website:



Fully Furnished | Move-In Ready | Technology-Enabled



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## Fully equipped. Move-in ready. Designed for collaboration

### 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

### 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

### Meeting & Collaboration Spaces

Multiple dedicated meeting areas featuring:

- Long conference table and modular furniture
- Whiteboards 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

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

### Breakout & Lounge Areas

Comfort meets creativity:

- Lounge couches and coffee tables throughout
- Café setup with Nitro Coffee Cooler, espresso machine, and microwaves
- Foosball, table tennis, and bean bag lounges
- Full kitchen and beverage stations

**Highlight:** Café and recreation zones for social connection and team energy.

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