

# 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

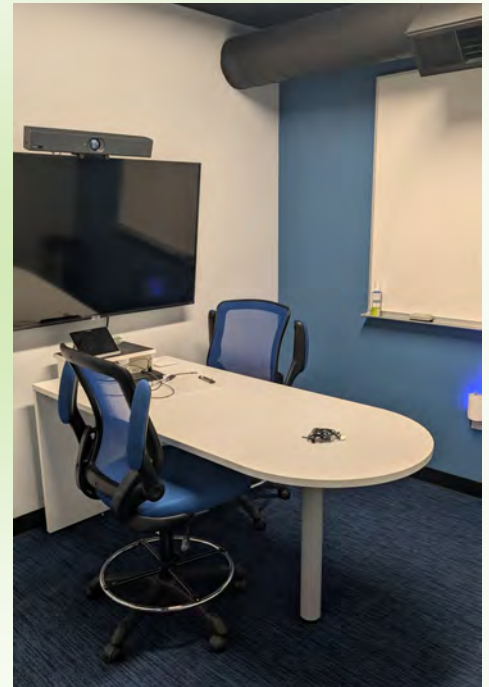
Tesla and Universal EV  
chargers on site

### *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 area 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**  
[lpitts@axis360.co](mailto:lpitts@axis360.co)  
(309) 824-0507

Visit our Website:  
[www.axis360.co](http://www.axis360.co)



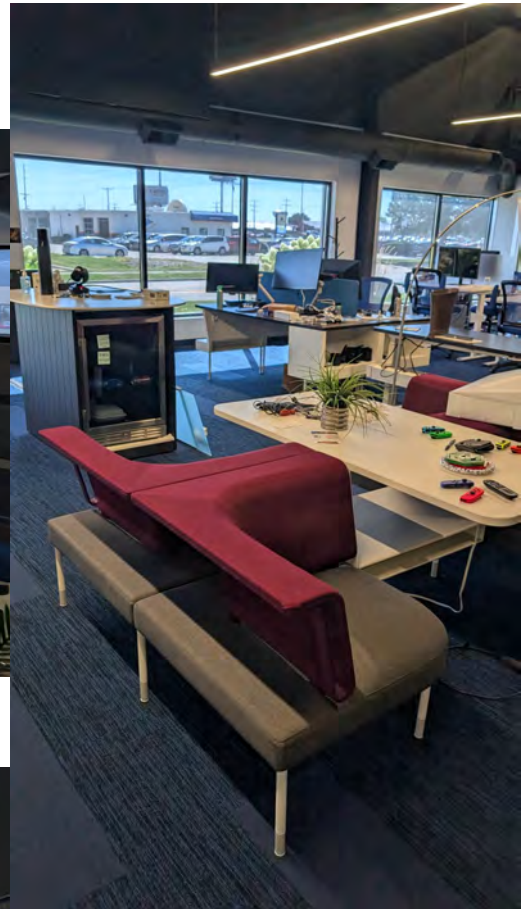


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**Fully Furnished | Move-In Ready | Technology-Enabled**



**Laura Pritts, Designated Managing Broker**

**[lpritts@axis360.co](mailto:lpritts@axis360.co)**

**(309) 824-0507**





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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

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### 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

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### 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

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### Breakout & Lounge Areas

Comfort meets creativity:

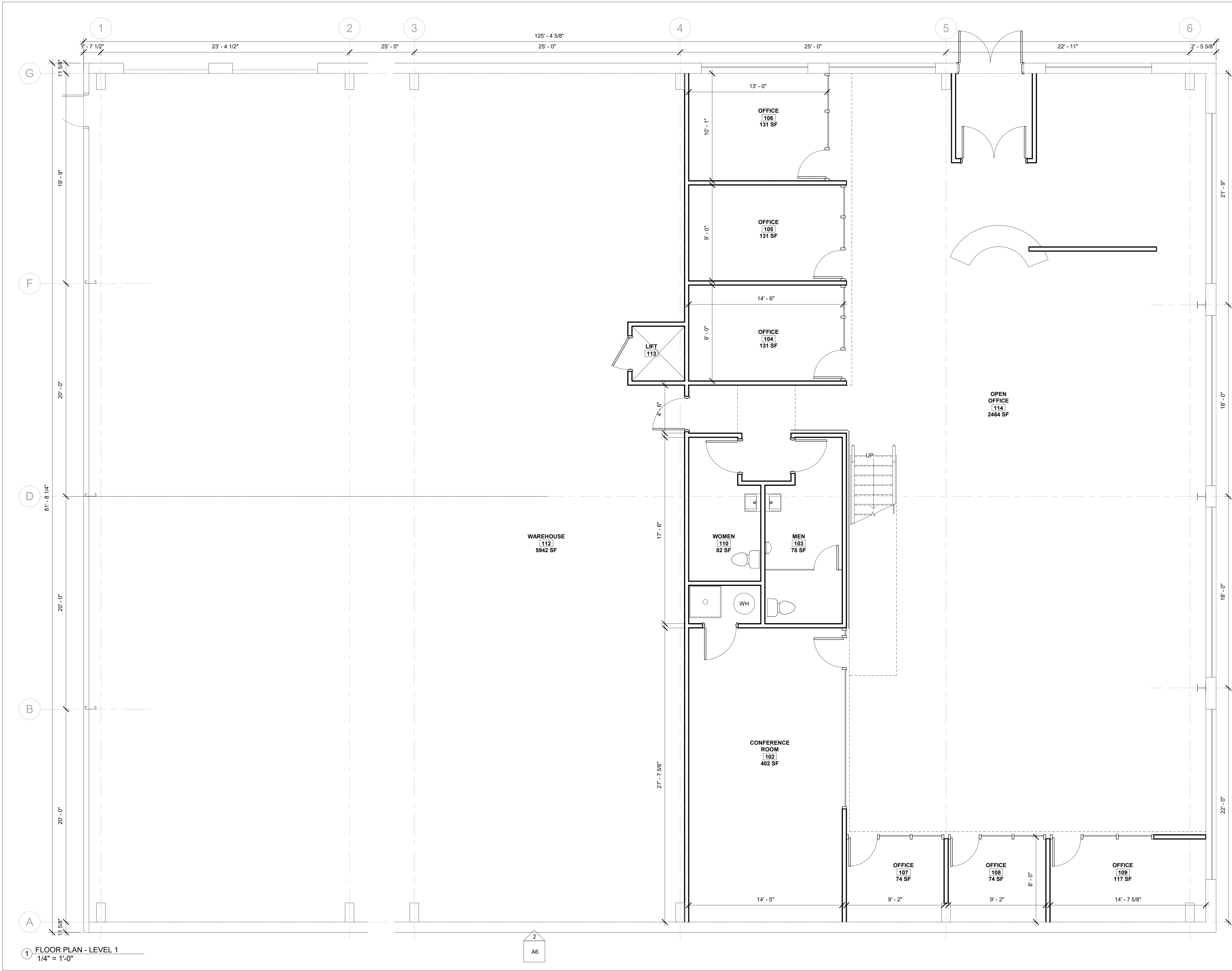
- Lounge couches and coffee tables throughout
- Café setup with Nitro Coffee Cooler, espresso machine, and microwaves
- Foosball, table tennis, and bean bag lounges
- Full kitchen and beverage stations

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

**Laura Pritts, Designated Managing Broker**

[lpritts@axis360.co](mailto:lpritts@axis360.co)

**(309) 824-0507**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

No.	Description	Date

WORKBENCH  
architects

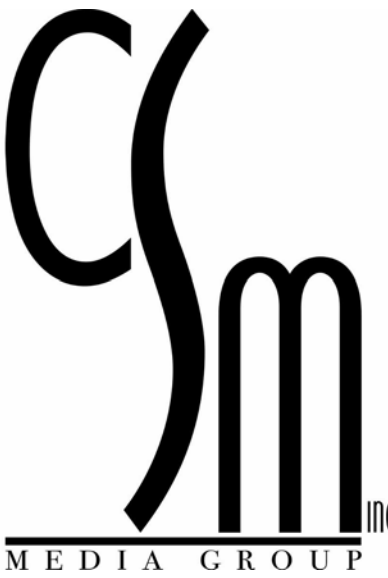
234 E FRONT ST  
BLOOMINGTON, IL 61701  
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**Kyle T Glandon, AIA**  
309-533-9706  
kyle@workbenchco.com

CATALYST  
CONSTRUCTION, INC.

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**BRITT STEFFEN**  
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OWNER



CREATIVE SITES MEDIA  
3703 IRELAND GROVE AVE #1  
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PROJECT

1401 COMMERCE PKWY  
BLOOMINGTON, IL 61701

11.25.2020

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