

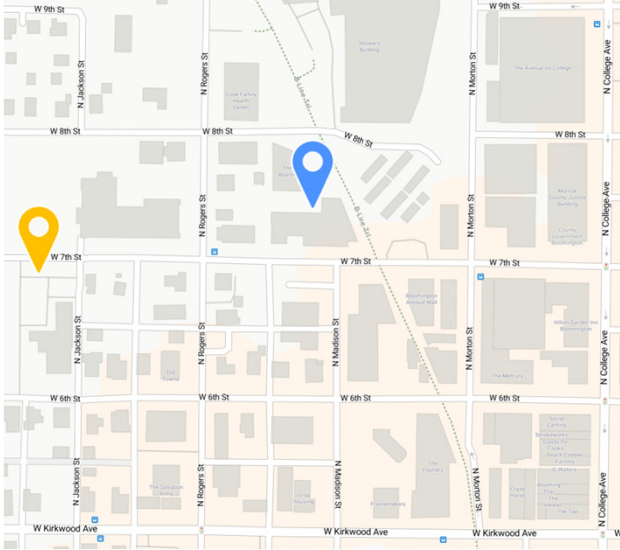


FOR LEASE
Johnson's Creamery
 400 W 7th Street, Bloomington IN

Broker bonus for 3 year plus new leases!

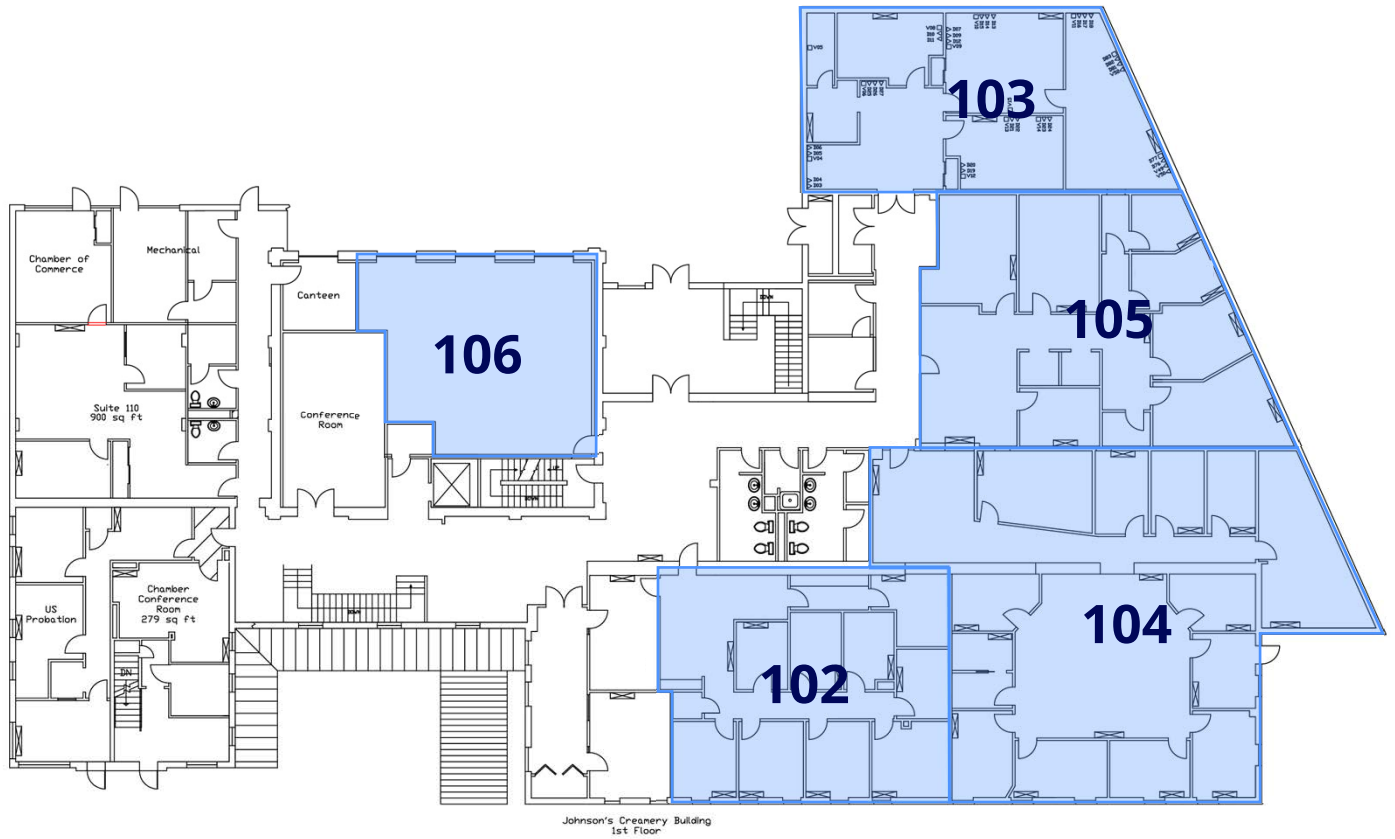
Property Highlights

- Available SF: Individual offices up to 9,400 SF
- Dedicated parking available in a private lot one block away for affordable rates
- NNN rental rates include all utilities
- Use of two large common conference rooms included
- Exterior signage available



Dave Harstad
 +1 812 822 1122
 dave.harstad@colliers.com

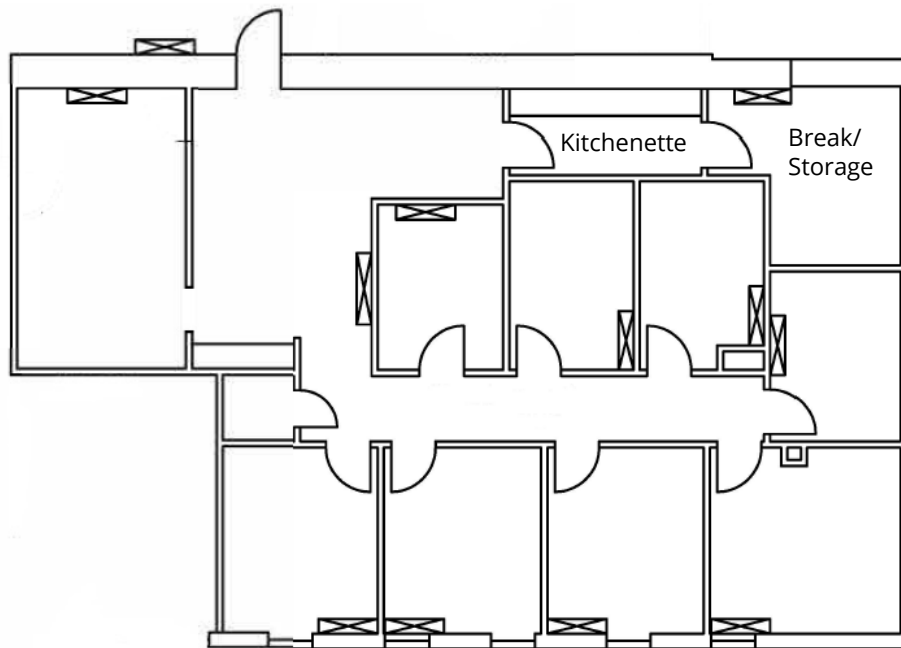
Availabilities



LEASE AVAILABILITY

Suite	Available	Square Feet	Number of Offices	Rate PSF (NNN)	NNN charges	Monthly Rent	Features
102	12/1/26	2193	8	\$15.00	\$6.97	\$4,015	<ul style="list-style-type: none"> Kitchenette Very efficient layout with eight offices
103	Available	1260	2	\$15.00	\$6.97	\$2,307	<ul style="list-style-type: none"> Open floor plan Volume ceilings
104	Available	3551	11	\$14.00	\$6.97	\$6,205	<ul style="list-style-type: none"> 11 offices, break room, open area/storage, reception area
105	Individual Offices Available	144 - 279	7	±600/mo	N/A	±600/mo	<ul style="list-style-type: none"> Individual office suites
106	Available	1440	3	\$15.00	\$6.97	\$2,636	<ul style="list-style-type: none"> 2 large offices, conference room, open areas

Suite 102



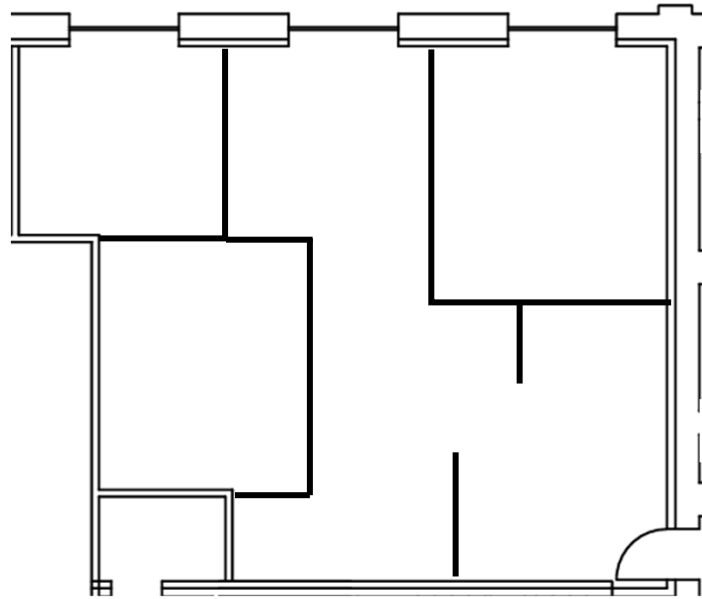
Unit Overview

Suite Includes:
9 Offices
Kitchenette
Reception Area

2,193 SF of office space
\$4,015/month

*Includes common area maintenance, property tax, insurance, and estimated utilities

Suite 103



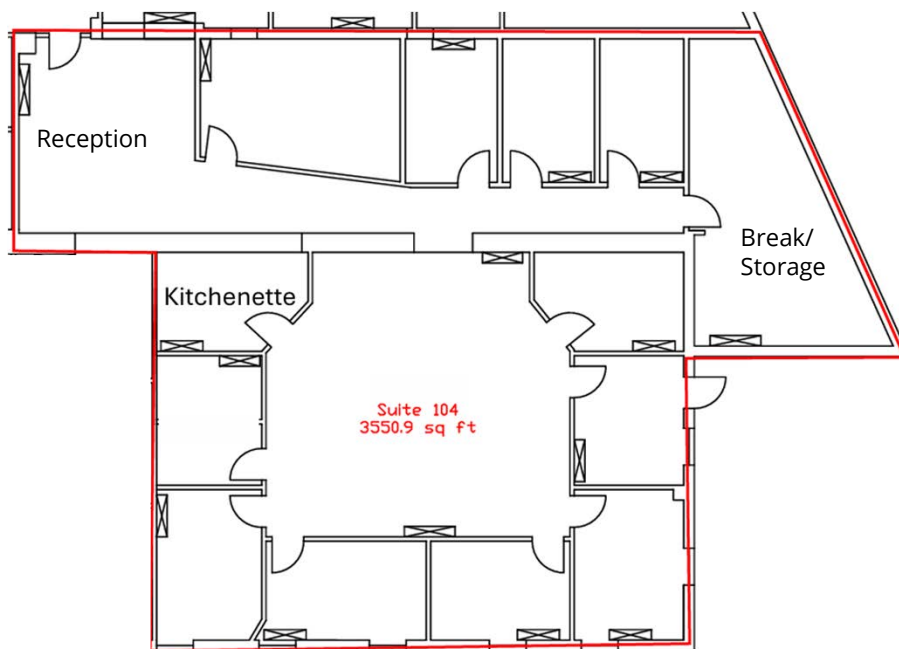
Unit Overview

Suite Includes:
2 Offices
Conference Room
Reception Area

1,260 SF of office space
\$2,307/month

*Includes common area
maintenance, property tax,
insurance, and estimated utilities

Suite 104



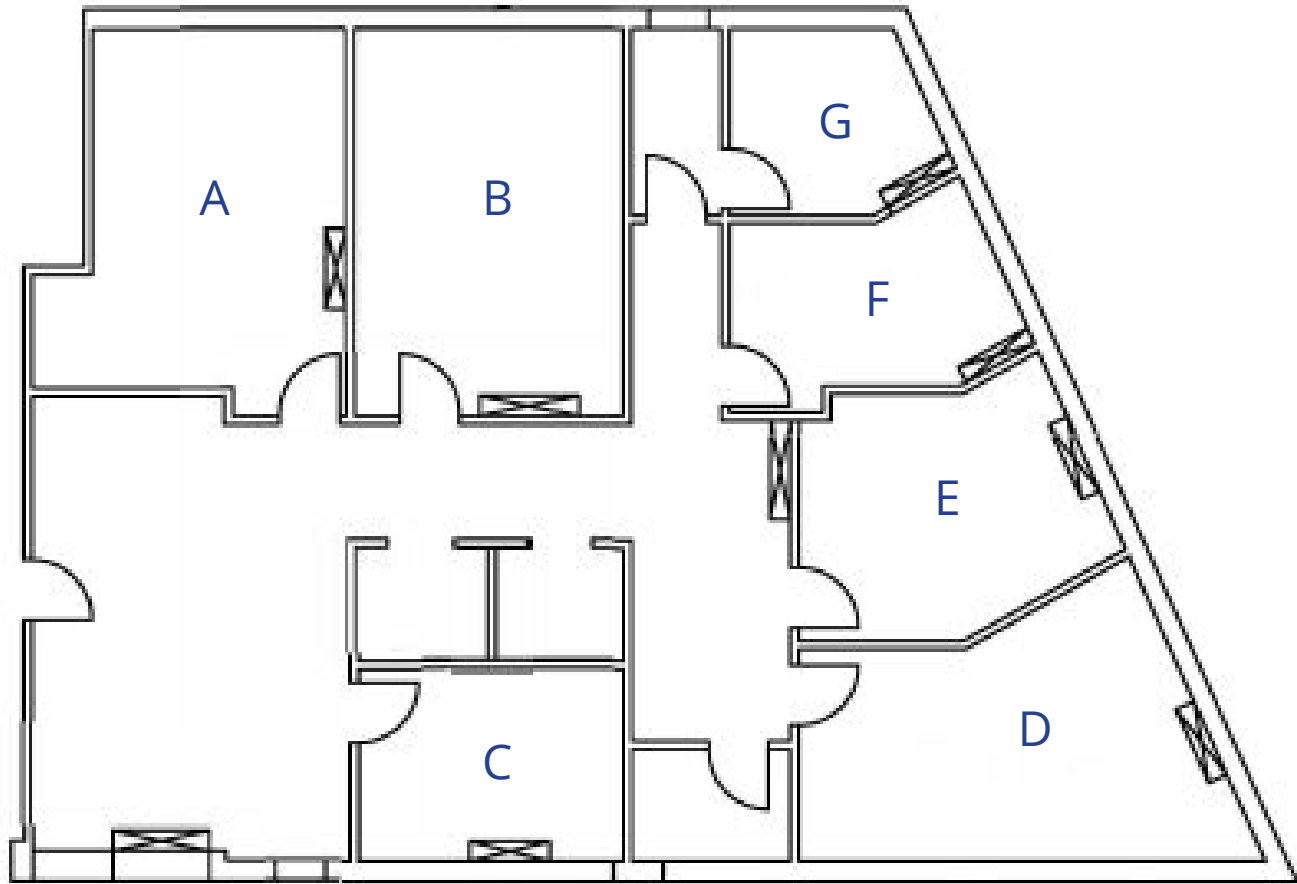
Unit Overview

Suite Includes:
11 Offices
Break Room
Reception Area

3,551 SF of office space
\$6,205/month

*Includes common area
maintenance, property tax,
insurance, and estimated utilities

Suite 105



LEASE AVAILABILITY

Suite	Status	Square Feet	Monthly Rate	1 Year Rate	3 Year Rate
A	Available	270	\$655	\$635	\$610
B	Available	279	\$675	\$655	\$630
C	Leased				
D	Available	225	\$580	\$570	\$540
E	Leased				
F	Available	144	\$500	\$490	\$480
G	Leased				

Unit Overview

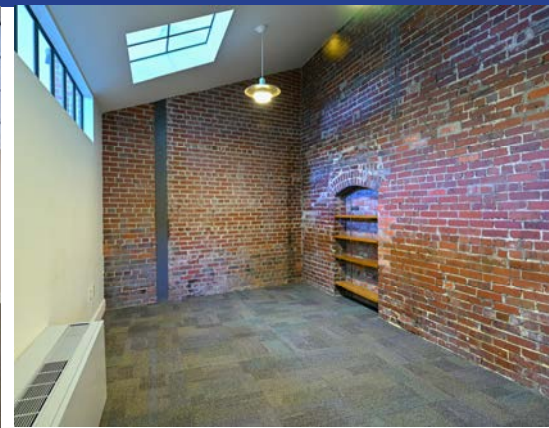
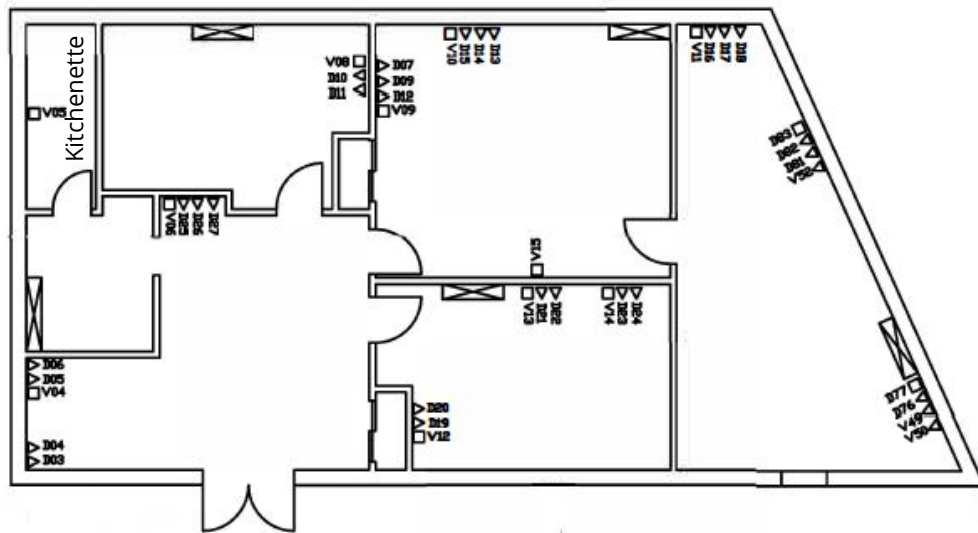
Varying sizes

Rent in all inclusive (common area maintenance, property tax, insurance, and utilities, wi-fi)

Suite 105 includes a common waiting area

Use of conference rooms is included with rental of the space

Suite 106



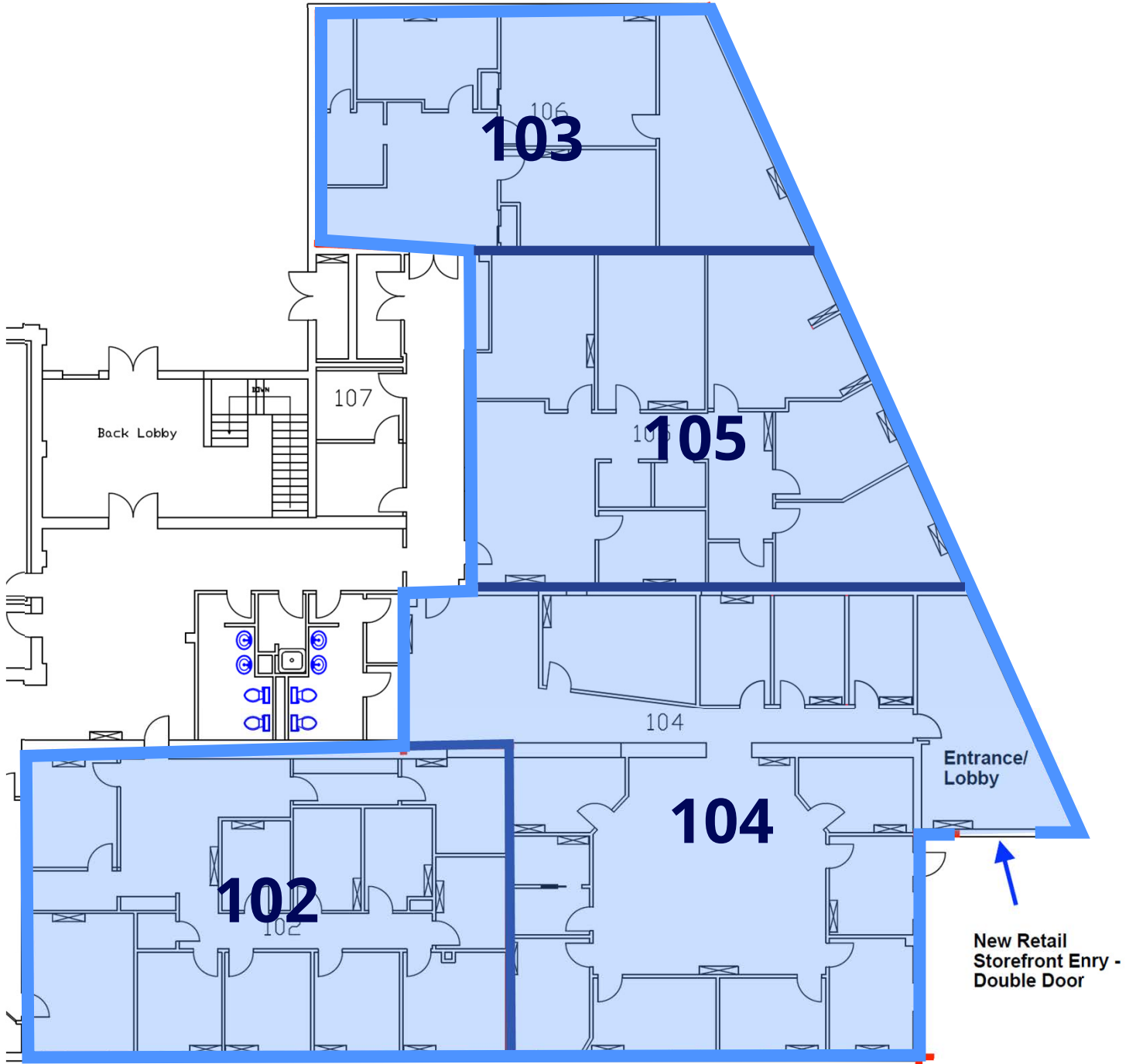
Unit Overview

Suite Includes:
2 Private Offices
Large collaboration area
Kitchenette
Reception Area
Vaulted Ceilings

1,440 SF of office space
\$2,636/month

*Includes common area maintenance, property tax, insurance, and estimated utilities

Combined Suites | Suite 102-105 | ±9,400 SF



Hanson's Creamery Building
1st Floor