

FLEXIBLE MULTI-USE SPACES FOR LEASE

1663 Liberty Drive | Bloomington, IN 47403



2-Story Multi-Use Building with Flexible Space Sizes Available

Building Size:	51,735 SF (~26,000 SF / Floor)
Available SF:	~2,000 SF - 51,735 SF (smaller-format spaces can be accommodated)
Space:	Class A
Land:	6.24 Acres
Parking:	~300 Spaces
Year Built:	2000; Renovated in 2015
Zoning:	IG - General Industrial (Lot 1 in the Bloomington Technology Park Subdivision. Note: this property is not part of the PUD)

Details:

This property is 2-stories and has a newly remodeled interior. There are ~31 Private offices (~2,000 SF - 51,735 SF available), ~ 6 conference rooms, an elevator, large open areas for collaboration/workspaces, storage/media rooms, 4 restrooms, and a ~1,400 SF accessory garage "out-building".

- Nature area with a lake on the property.
- Easy access to I-69 with visibility to Liberty Drive & I-69.
- Close proximity to retail amenities.
- Vehicles per day are in excess of 40,000.
- IG zoning allows for variety of uses with the property.

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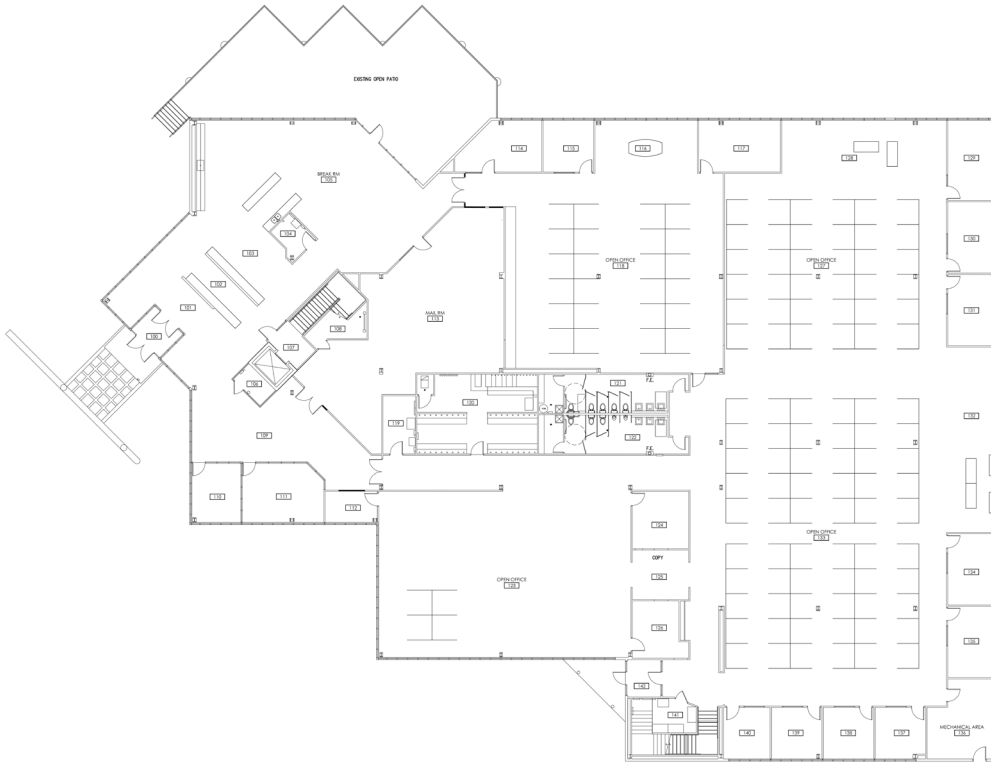


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Floor plans can be modified to accommodate smaller-format space requirements.



← 1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



← 2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPERTY PHOTOS

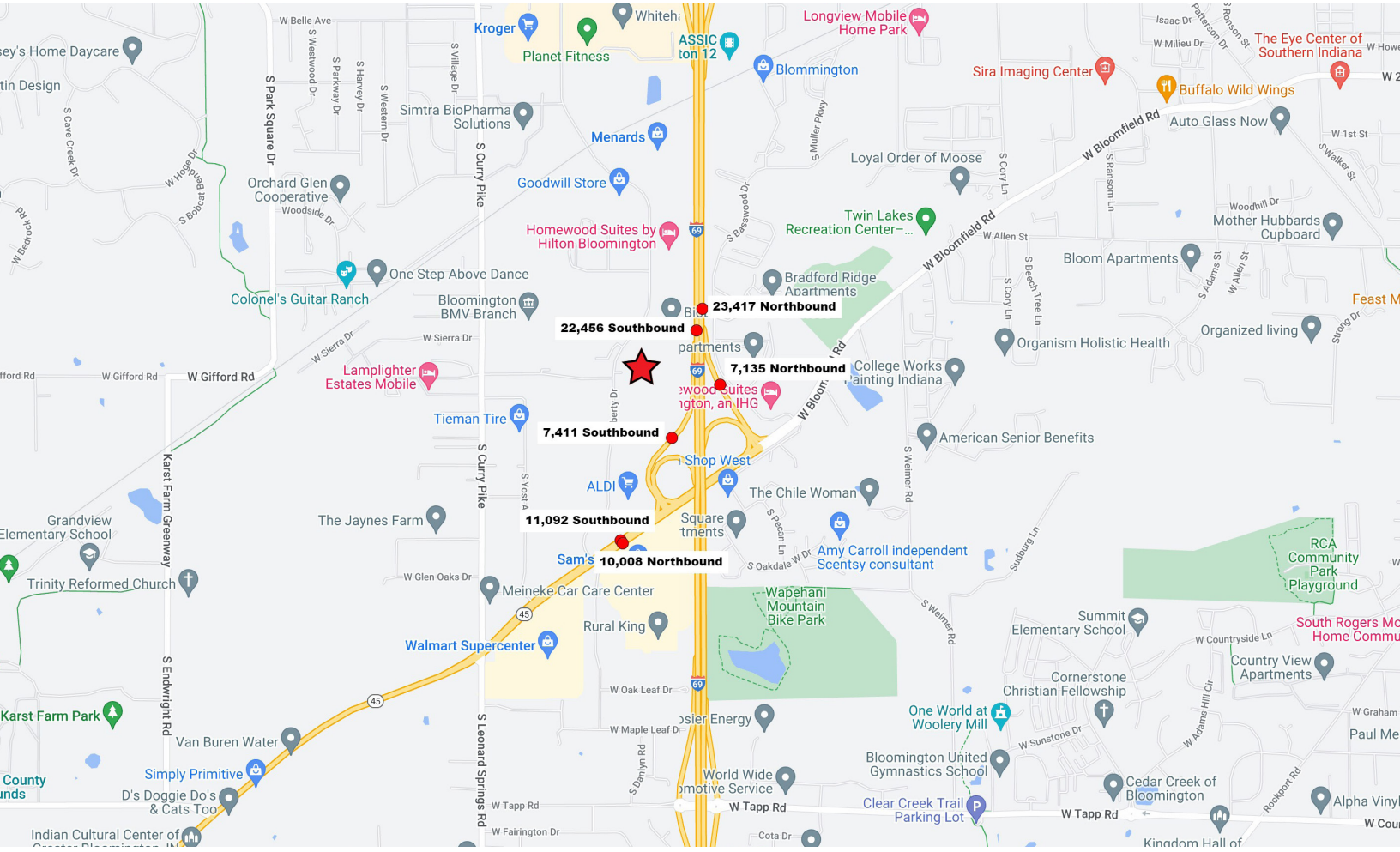
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LOCATION OVERVIEW

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- Located just off of I-69 at 1663 Liberty Drive in Bloomington, Indiana.
- 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.
- I-69 is immediately accessible from 1663 Liberty Drive via Bloomfield Road to the south and West 3rd Street to the north.



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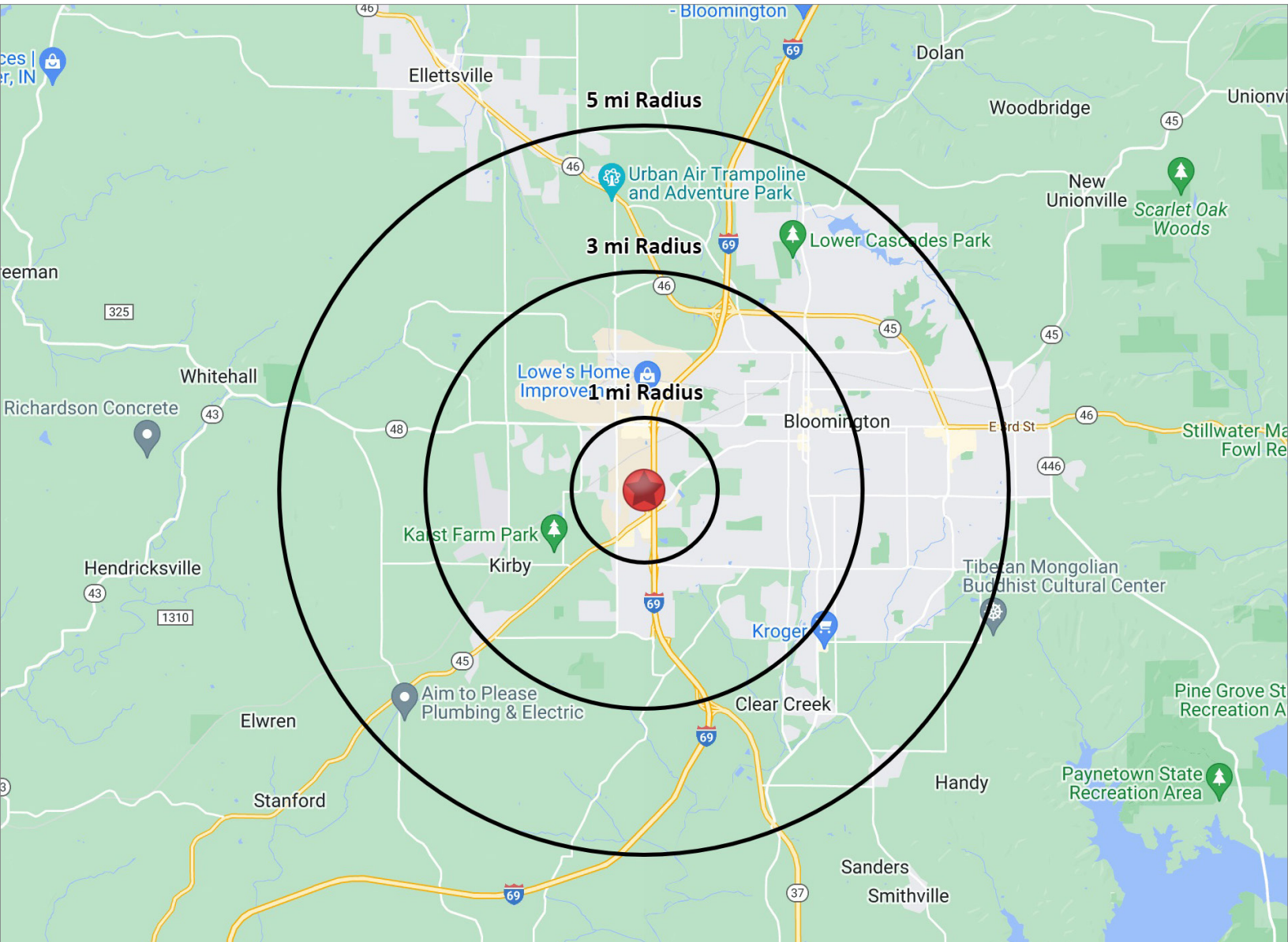
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	7,016
3 MILE	50,255
5 MILE	103,720



NUMBER OF HOUSEHOLDS

1 MILE	981
3 MILE	8,532
5 MILE	18,668



AVERAGE HOUSEHOLD INCOME

1 MILE	\$64,214
3 MILE	\$66,421
5 MILE	\$82,946



MEDIAN HOME VALUE

1 MILE	\$211,749
3 MILE	\$225,278
5 MILE	\$280,312