

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

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



## FOR LEASE: 5,000 to 65,000 sq. ft. Office Space

### ADDRESS

109 E. Market St.  
Bloomington, Illinois

### BUILDING SIZE

123,000 sq. ft.

### AVAILABLE SPACE

5,000-65,000 sq. ft.

### LEASE RATE

\$10.00 per sq. ft.

### LEASE TYPE

Full Gross (includes utilities)

### ZONING

D-2 (Downtown Transitional)

### 109 E. Market St., Bloomington, Illinois

The Bloomington-Normal area is a vibrant community of approx. 168,000. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest. Located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

The property offers tons of flexibility to upsize or downsize with ease. Located in Downtown Bloomington at Market St and East St., across from Lucca Grill. The floor plan is primarily open, with some private offices. Cubicles and furniture are available. The building borders the heart of Downtown Bloomington, with unique shops and dining just steps away.



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

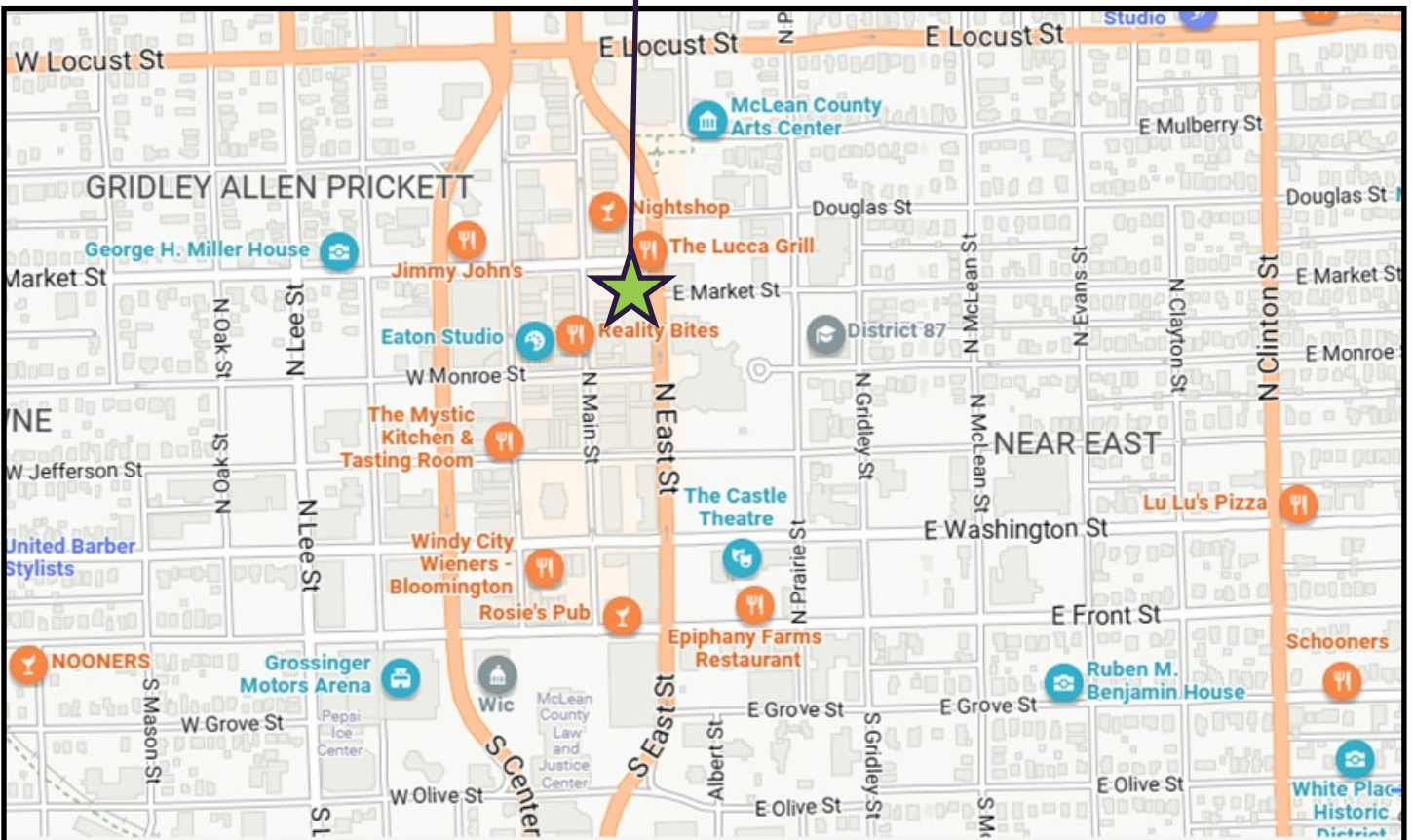
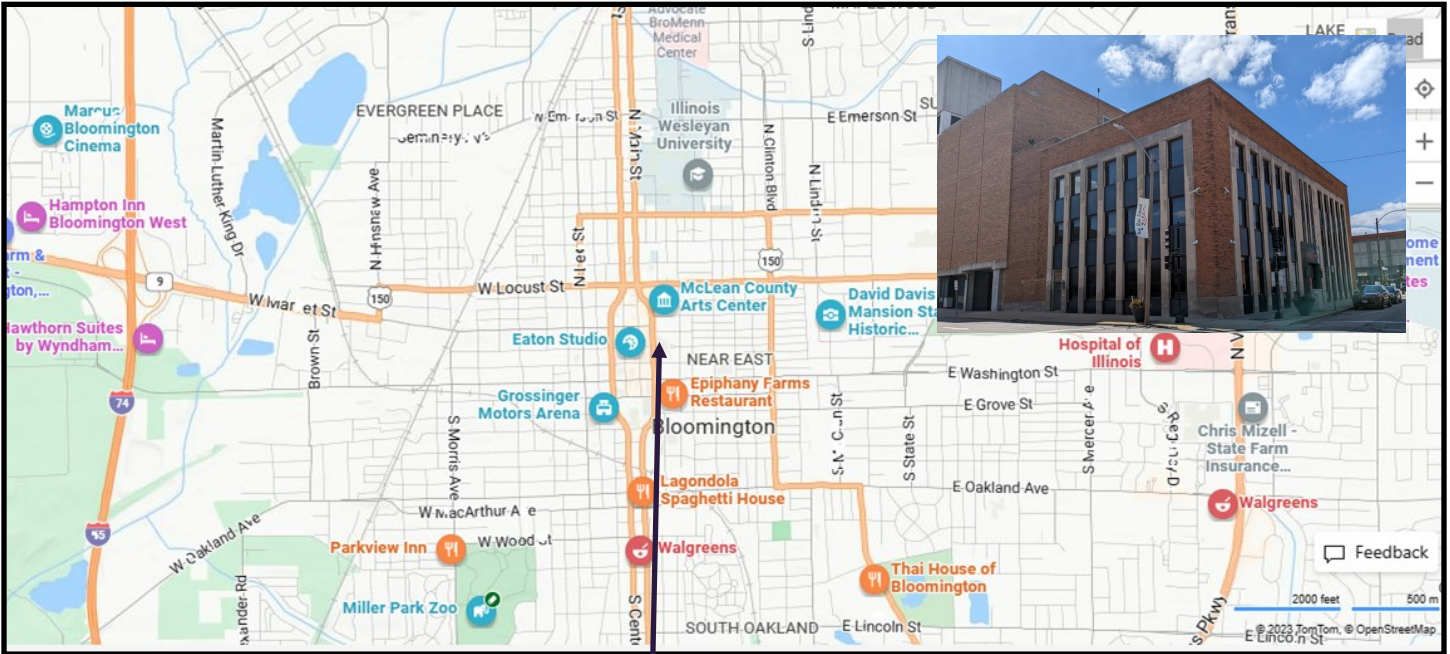
Visit our Website:  
[www.axis360.co](http://www.axis360.co)





3001½ Gill St.  
Suite A  
Bloomington, Illinois  
[www.axis360.co](http://www.axis360.co)

Visit our Website:



Laura Pritts, Designated Managing Broker

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

(309) 824-0507



3001½ Gill St.  
Suite A  
Bloomington, Illinois  
[www.axis360.co](http://www.axis360.co)

Visit our Website:



— DOWNTOWN —  
**Bloomington**  
ILLINOIS

*Downtown Bloomington is rich with unique shopping and dining opportunities. It is a mecca for local, regional and national artists with privately owned studios and galleries, as well as the McLean County Arts Center and McLean County Museum of History, both of which host public art shows.*

*The Downtown Bloomington Farmers' Market is a producer-only market offering a wide array of farm products including vegetables, fruits, cheeses, pork, beef, free-range poultry and eggs, flowers, plants, herbs, and more.*

*First Friday is an event held on the First Friday of the month from 5-8 PM. First Friday is an opportunity to shop late at local participating businesses, see what's new in the local galleries, and cap it all off with a bite to eat and some entertainment! Each month, First Friday offers up a theme for businesses to play off of with their special deals and offerings.*

*Fun & Unique Places  
You Won't Find Anywhere Else!  
(click on a logo for more info)*



*Learn More  
about Downtown  
Bloomington [HERE](#):*

**Laura Pritts, Designated Managing Broker**

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

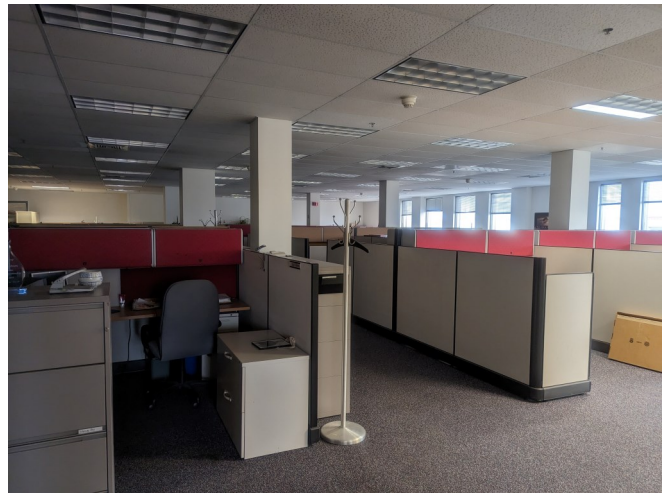
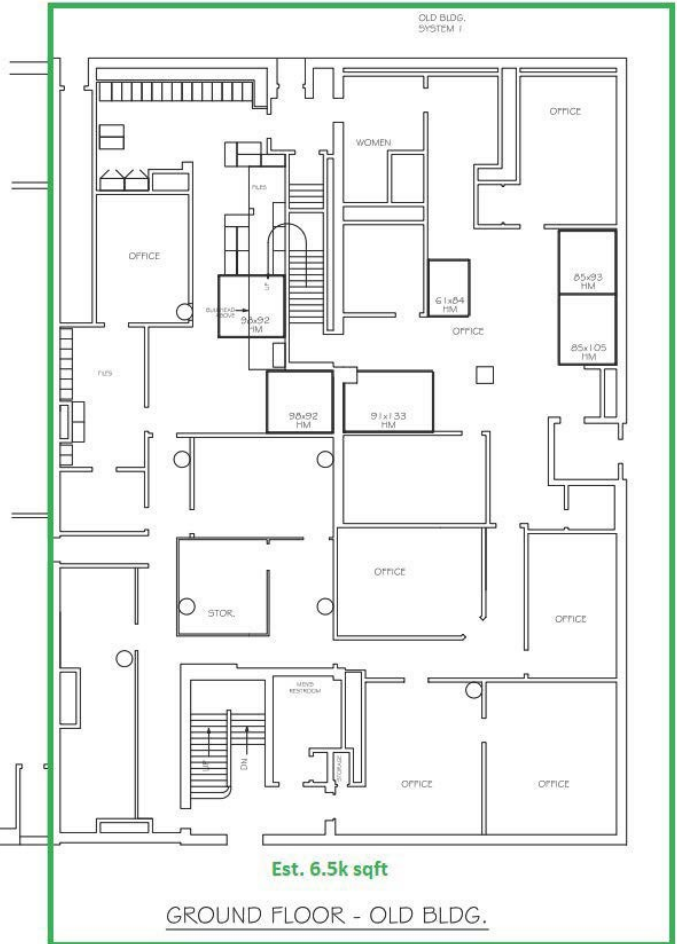
**(309) 824-0507**



3001½ Gill St.  
Suite A  
Bloomington, Illinois

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

Visit our Website:



Laura Pritts, Designated Managing Broker

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

(309) 824-0507



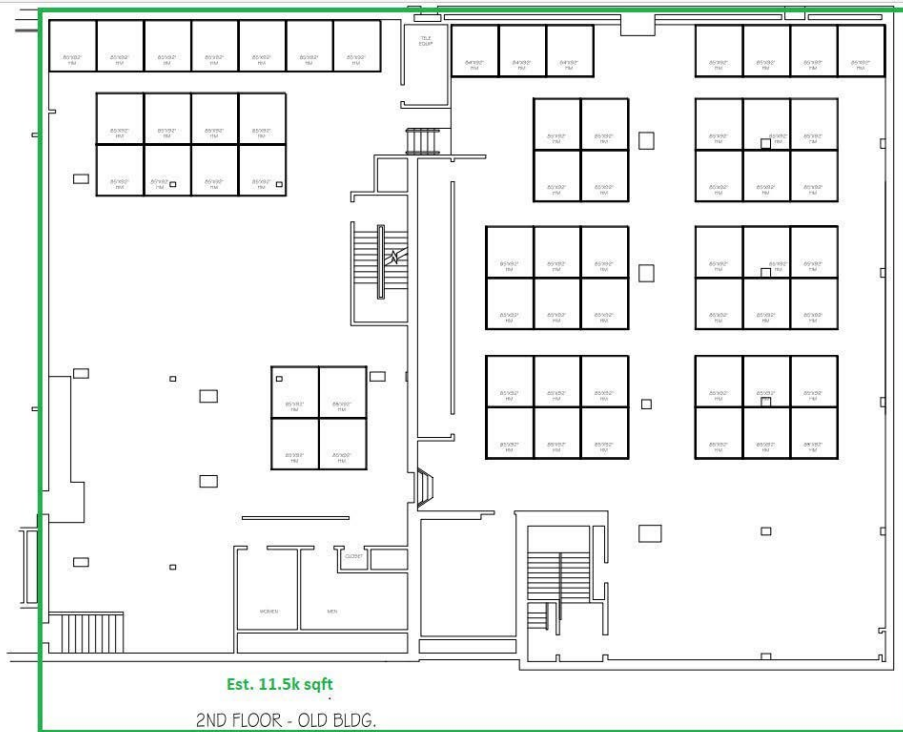
Est. 6.5k sqft

1ST FLOOR - OLD BLDG.



1st FLOOR - NEW BLDG.

Est. 18.5k sqft



**Est. 8.5k sqft**

