



**SALE / LEASE**

## Professional Office Building

**1615 COMMERCE PKWY**

Bloomington, IL 61704



**PRESENTED BY:**

**JILL SPRATT**

O: 309.590.7900 x302

jill.spratt@svn.com

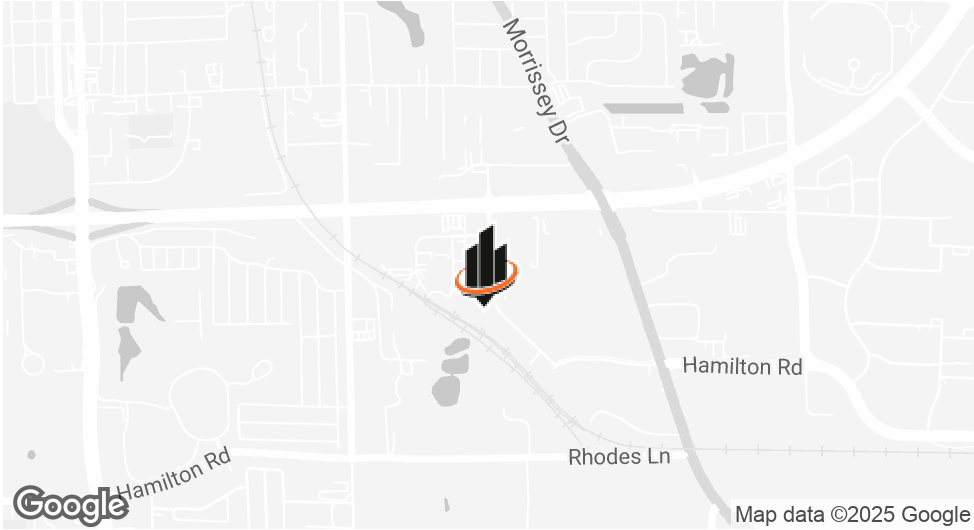
**CARRIE TINUCCI-TROLL, CCIM**

O: 309.590.7900 x383

carrie.troll@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,550,000
LEASE RATE:	\$13.00 per square foot/yr Modified Gross
BUILDING SIZE:	18,250 SF
AVAILABLE SF:	10,363 SF
LOT SIZE:	2.23 Acres
PRICE / SF:	\$84.93
YEAR BUILT:	1993
ZONING:	B-1

PROPERTY OVERVIEW

This property offers over 18,000 square feet of space currently configured for office use, featuring numerous private offices and flexible areas to accommodate a variety of business needs. There are many large windows throughout the property which allow for bright, natural light to flow through the building. Suite A is 10,363 square feet and is currently available for lease. Suite B is 7,887 square feet and is occupied with a longstanding tenant, the University of Illinois - Extension Office. They have 4 years remaining on their current lease term. This well-maintained property recently had all three HVAC units replaced. The layout provides a unique opportunity to divide the space or customize it further, making it ideal for companies seeking a versatile and adaptable environment. An inviting shared entryway provides access to the two separate office suites. An excellent owner-occupier opportunity with supplemental income from an existing tenant. Call today to schedule a showing!

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## SUITE A - 10,363 SQ FT



Wide open floor plan



Breakroom



Large multi stall restrooms



More open work space for desks/cubicles



Multiple training rooms



Front entrance/hallway

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## SUITE B - 7,887 SQ FT



Bright front conference room



Training space or additional work space



One of many private offices



Full kitchen



Front desk/lobby



Employee entrance

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FLOOR PLANS



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## LOCATION MAP



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## RETAILER MAP



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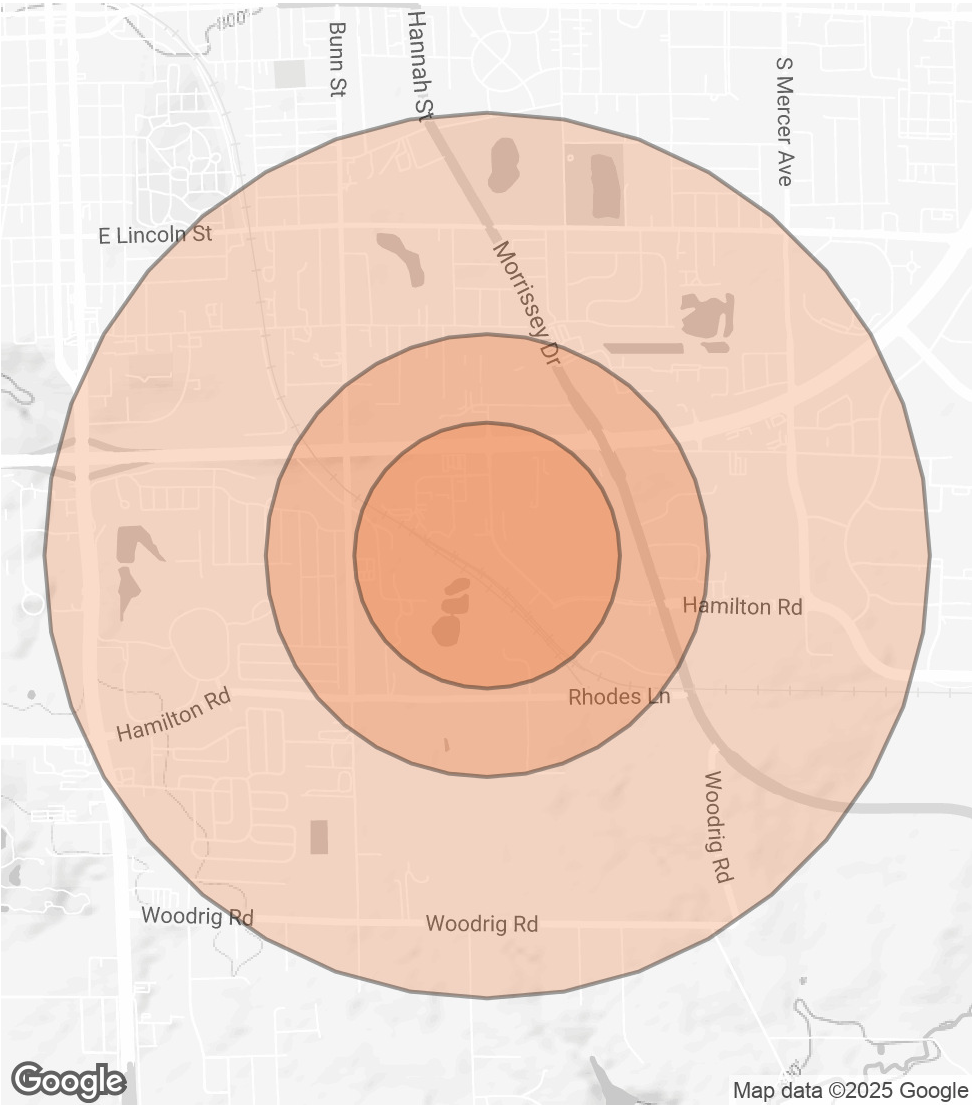


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	126	797	4,949
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	68	391	2,489
# OF PERSONS PER HH	1.9	2	2
AVERAGE HH INCOME	\$71,359	\$62,369	\$65,898
AVERAGE HOUSE VALUE	\$237,654	\$159,630	\$146,863

Demographics data derived from AlphaMap



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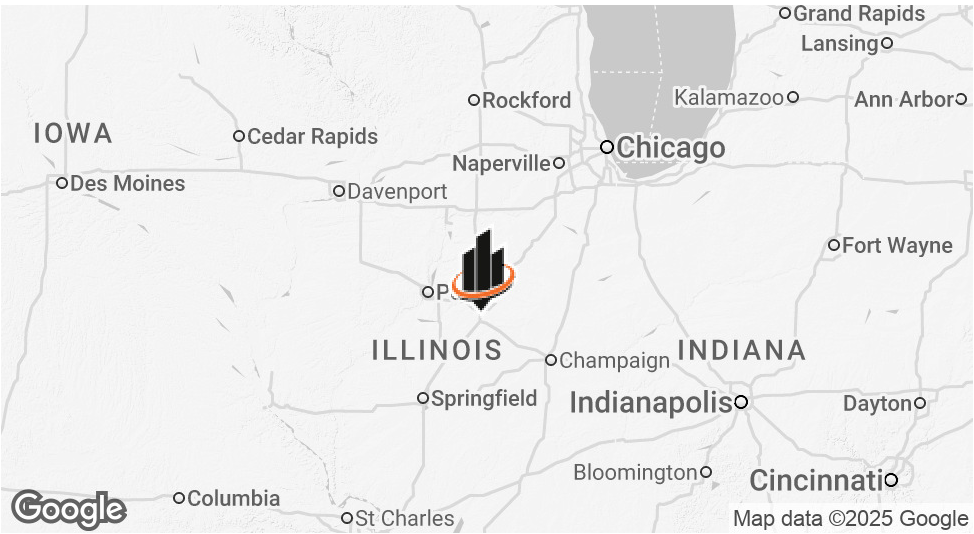
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CITY INFORMATION - BLOOMINGTON-NORMAL

BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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MEET THE TEAM



JILL SPRATT

Advisor

Direct: 309.590.7900 x302 Cell: 217.722.3584  
jill.spratt@svn.com



CARRIE TINUCCI-TROLL, CCIM

Advisor

Direct: 309.590.7900 x383 Cell: 331.452.6860  
carrie.troll@svn.com

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