

303 Hershey Road

Bloomington, IL 61704

OFFICE SPACE AVAILABLE - FOR LEASE



BUILDING SIZE	24,000 sf
YEAR BUILT	1993
LEASE TYPE	Modified Gross
ZONED	C-1
AVAILABLE SPACES	3,971 sf
LEASE RATE	\$14.00/ sf

SUITE C (3,971 sf)

Office space available.

Previously healthcare with 8 offices/treatment rooms. Private entrance into vestibule area. Large open workspace with adjacent training/conference room. Private restrooms, kitchenette and break room, access to rear outdoor patio.

BUILDING

- High visibility corner location
- 9' finished ceilings
- Steel beam construction offering large open workspaces
- Window lined
- Illuminated street signage
- Parking 4/1,000 sf
- Well maintained Class A building
- Mod. Gross includes Water plus Taxes, Insurance & Common Area Maintenance

AREA

- East side Bloomington location
- Surrounded by established commercial and residential
- Just South of high traffic Route 9
- Less than 2 miles from Central Illinois Regional Airport

LACEY S. GLANDON

Managing Broker

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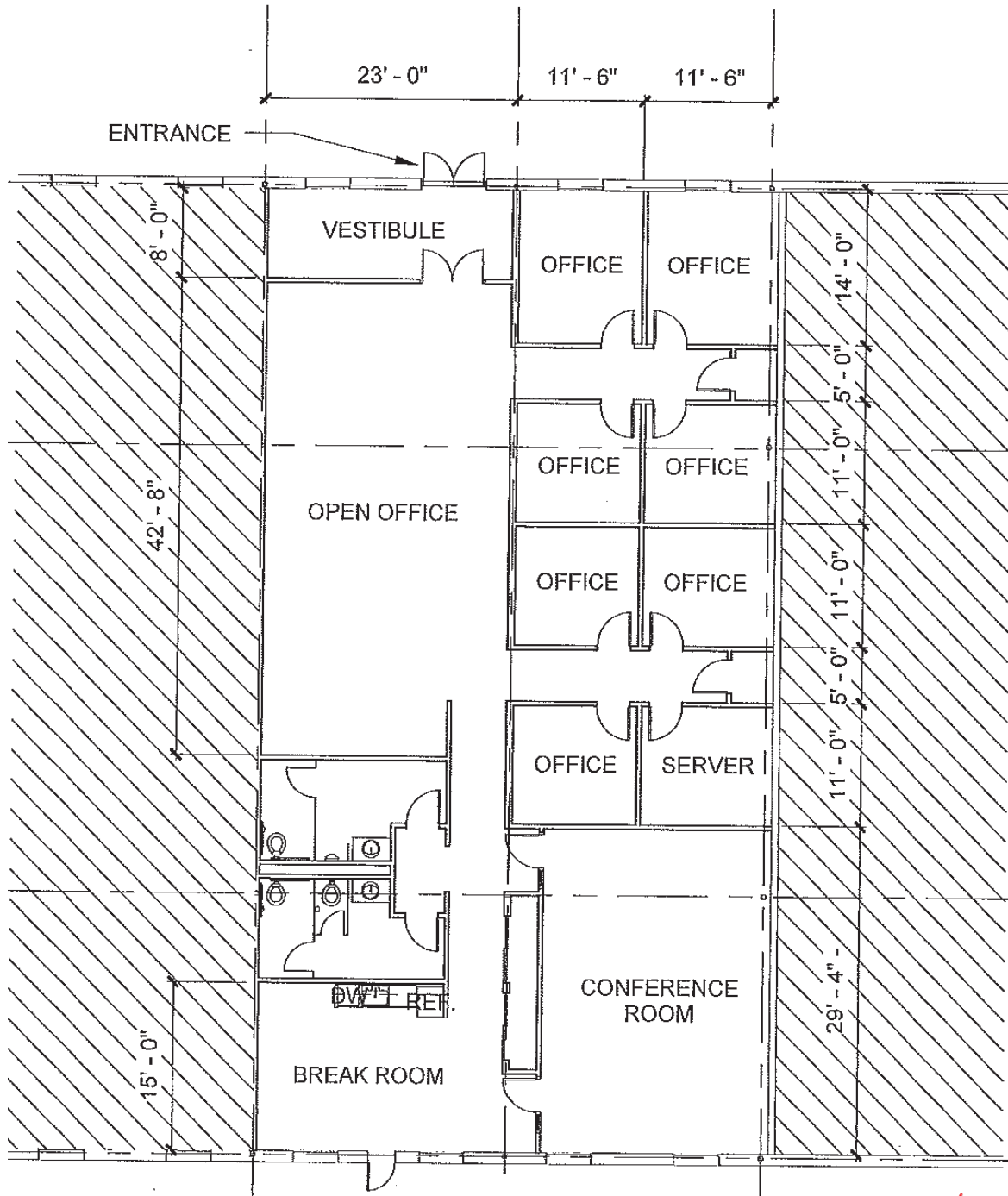
234 E. Front St. Bloomington, IL 61701

Listed features, drawings and illustrations are conceptual only and are not part of any contract. They should not be relied on as representations, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions and changes in its sole and absolute discretion.

Make
every
space
meaningful.

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