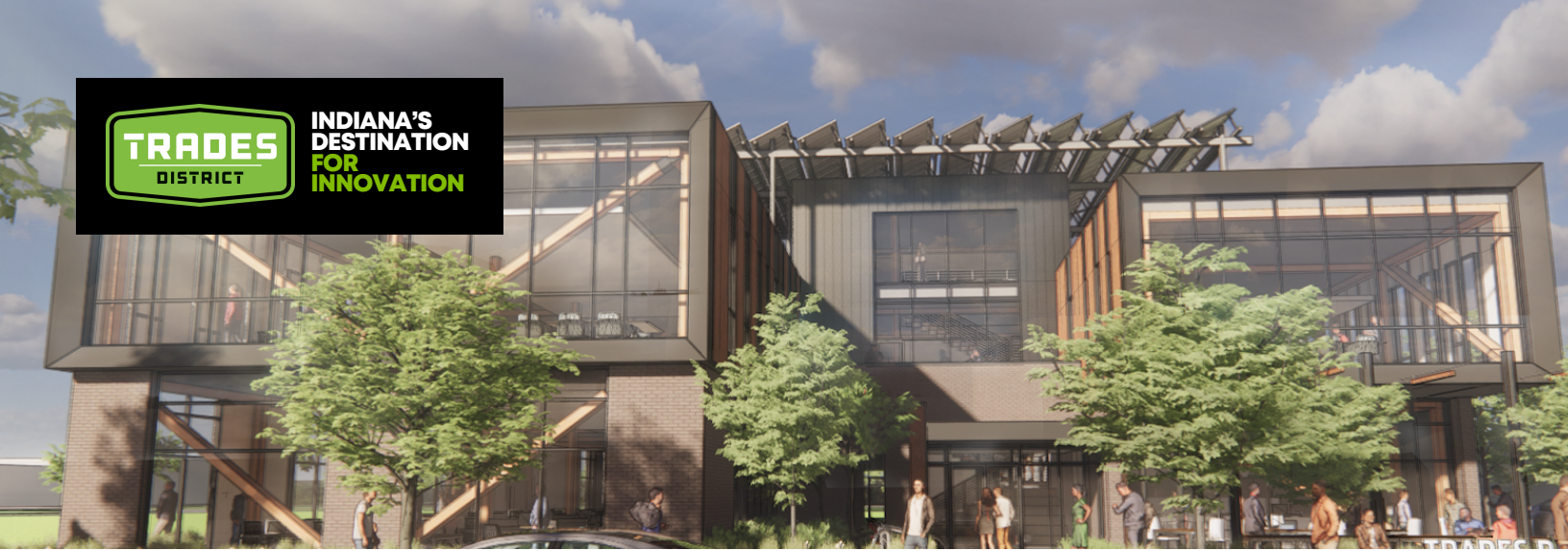




**INDIANA'S  
DESTINATION  
FOR  
INNOVATION**



# THE FORGE

AT TRADES DISTRICT

**The Forge** represents a major new investment in the Trades District – Bloomington’s innovation district. Together, with the transformational CHIPS-related investments at NSWC Crane Westgate and IU’s renewed focus on taking a leading role in driving regional economic development, the Trades District is poised to become a dynamic hub for collaboration and acceleration of our regional innovation clusters.

**The Trades District** is a transformative urban redevelopment project located in the heart of Bloomington, Indiana. This 12-acre development represents the city's vision for a dynamic, innovative, and sustainable mixed-use district that encourages economic development, creativity, and collaboration.

## HIGHLIGHTS

- New Construction
- Shared Training/Conference Room
- Social Hub
- Rooftop Deck
- Public Plaza
- Rooftop Solar
- Green Roof

**AVAILABLE JANUARY 2025**

**617 N. MADISON ST**

\$19/SF/YR + CAM  
\$25/SF TI ALLOWANCE

### PROPERTY DETAILS

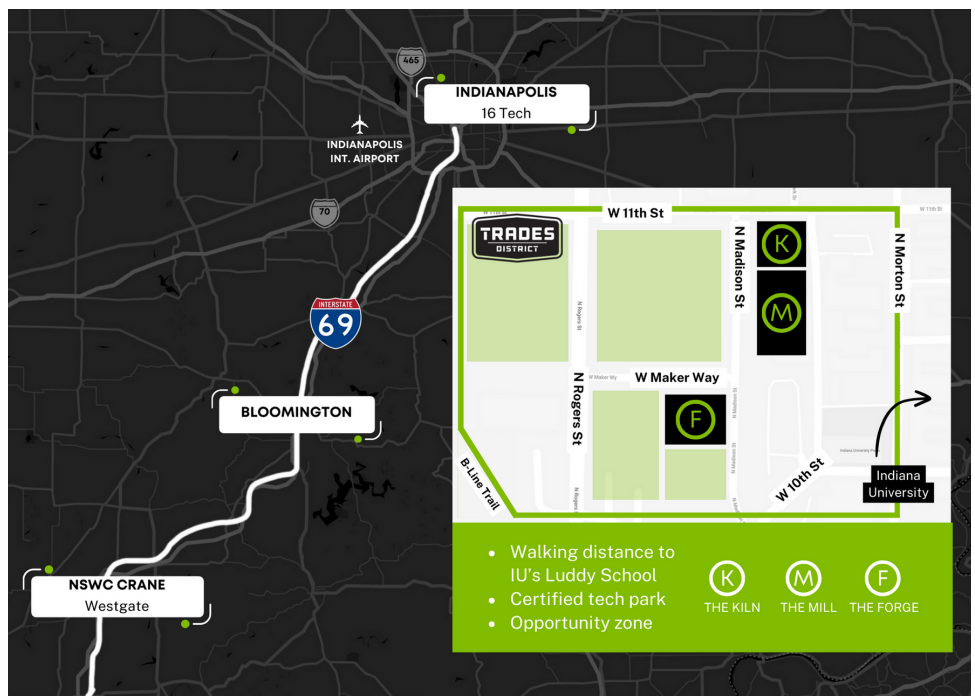
Property Type	Office	Year Built	2024
Total Building Size	22,000 SF	Tenancy	Multiple
Building Class	A	Zoning	Mixed Use MD-ST

### UNITS AVAILABLE

1st Floor Flexible Suites	618 - 4281 SF	2nd Floor Flexible Suites	2251 - 7678 SF
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LEASE TERMS: 1-5 YEARS

SF FLEXIBLE BASED ON TENANT'S NEEDS



- Walking distance to IU's Luddy School
- Certified tech park
- Opportunity zone



## FOR MORE INFORMATION CONTACT:

John Fernandez, Senior Vice President Innovation & Strategic Partnerships

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☎ +1.202.420.8594

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Flexible Suites

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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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