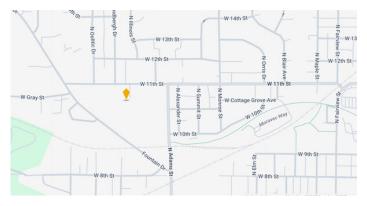
#### THREE CREATINE SPACES TO LEASE

#### 1315 W 11TH ST, BLOOMINGTON, IN 47404





## >>> BUILDING A \$1,900/mo



- READY COMMERCIAL SPACE 1331 W 11TH ST | \$1,900/MO
- APPROX. 1,300 SQ FT OF VERSATILE SPACE WITH 10 FT CEILINGS, 3–4 PARKING SPOTS, AND MODERN FINISHES (BLACK WALLS, WHITE CEILINGS, GREY SEALED CONCRETE FLOORS).
- FRONT LOBBY, PRIVATE OFFICE, LARGE WORK BAY, BATHROOM, STORAGE
- 2 GARAGE DOORS, ATTIC ACCESS, FLOOR DRAIN
- PLENTY OF POWER (110 + 220 OUTLETS)
- BUSINESS-CLASS INTERNET & UTILITIES (ELECTRIC, WATER, GAS, SEWER, TRASH)
- ENERGY-EFFICIENT HVAC, ON-DEMAND WATER HEATER, AND ADJUSTABLE OVERHEAD LIGHTING.
- PERFECT FOR CREATORS OR SMALL BUSINESS OWNERS READY TO MOVE IN AND GET TO WORK!

### 1315 W 11TH ST, BLOOMINGTON, IN 47404

**BUILDING B <<<** \$1,500/mo



- 10 FT CEILINGS, EPOXY-PAINTED GREEN CONCRETE FLOORS
- 3-4 PRIVATE PARKING SPOTS
- ENERGY-EFFICIENT HVAC (3 YEARS OLD) + 40 GAL WATER HEATER
- DURABLE 12-FT GARAGE DOOR WITH 12 WINDOW PANELS & DOUBLE SLIDE LOCK
- 8X8 FRONT LOBBY TO GREET CLIENTS OR CUSTOMERS
- 12X12 PRIVATE OFFICE WITH FROSTED GLASS DOOR
- 6X8 FULL BATHROOM WITH UPGRADED LIGHTING AND A WIDE SINK
- FULL KITCHEN WITH QUARTZ COUNTERTOPS/NATURAL WOOD CABINETS
- DISHWASHER, FRIDGE, ELECTRIC OVEN, DEEP FREEZER, WASHER/DRYER, LOCKERS
- 28X30 WORK BAY WITH FLOOR DRAIN
- UTILITY ROOM WITH ATTIC ACCESS AND WATER HOOKUPS

### 1315 W 11TH ST, BLOOMINGTON, IN 47404

# >>> MICRO OFFICE \$800/mo



- . CHARMING MICRO OFFICE/STUDIO
- LOOKING FOR A SMART, BUDGET-FRIENDLY SPACE. THIS APPROX. A 400 SQ FT UNIT IS A RARE FIND
- UTILITIES ARE WATER, GAS, ELECTRIC, SEWER, SEPTIC, TRASH, COMCAST BUSINESS-CLASS INTERNET
- BRIGHT & EFFICIENT LAYOUT INCLUDES:
- WELCOMING 5X11 FRONT LOBBY JUST INSIDE THE SECURED ENTRY
- PRIVATE 8X8 OFFICE WITH EXTERIOR WINDOW AND REAR DOOR
- FULL 15X11 KITCHEN WITH SINK, MICROWAVE, DISPOSAL, AND MINI-FRIDGE—PLUS NATURAL LIGHT!
- 3X8 BATHROOM WITH A STANDING SHOWER, SHELF STORAGE, AND AN ECO-FRIENDLY COMPOSTING TOILET
- RELAXING 11X6 FRONT PORCH—PERFECT FOR BREAKS OR A MORNING COFFEE
- . 8 FT CEILINGS, CLEAN LAMINATE FLOORING, AND WHITE CABINETRY
- RECESSED LIGHTING, ON-DEMAND WATER HEATER, AND KEYED ENTRY WITH WINDOW
- SMALL ELECTRIC HVAC UNITS FOR PERSONALIZED COMFORT
- 1 DEDICATED PARKING SPACE

Contact Stacy Herald-317-966-1017 Stacyherald@kw.com

