



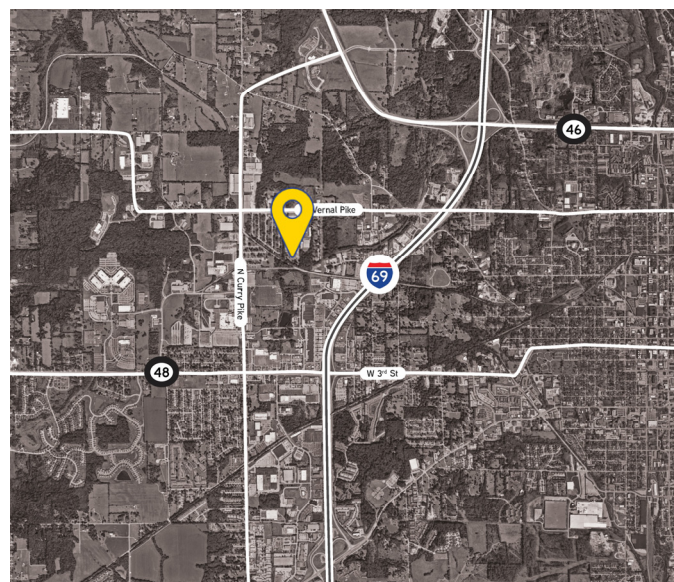
27,000 SF available

1145 N Sunrise Greeting Ct Bloomington, IN

Flexible & Open floor plan

Property Highlights

- 27,000 SF available for sale or lease
- **Offered for sale for \$1,295,000 (\$48 PSF)**
- **Offered for lease for \$12 PSF gross**
- Mix of new & used furniture in-place and in excellent condition (negotiable)
- Rehabbed in 2014, with new carpet and paint – in excellent condition
- Fiber run directly to building, and phone/data cabling in place
- 25 new telephones and IT equipment available

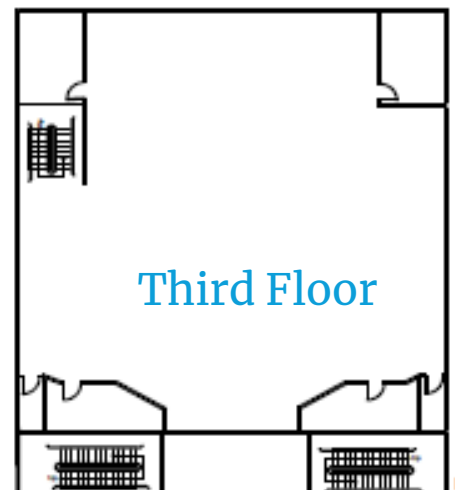
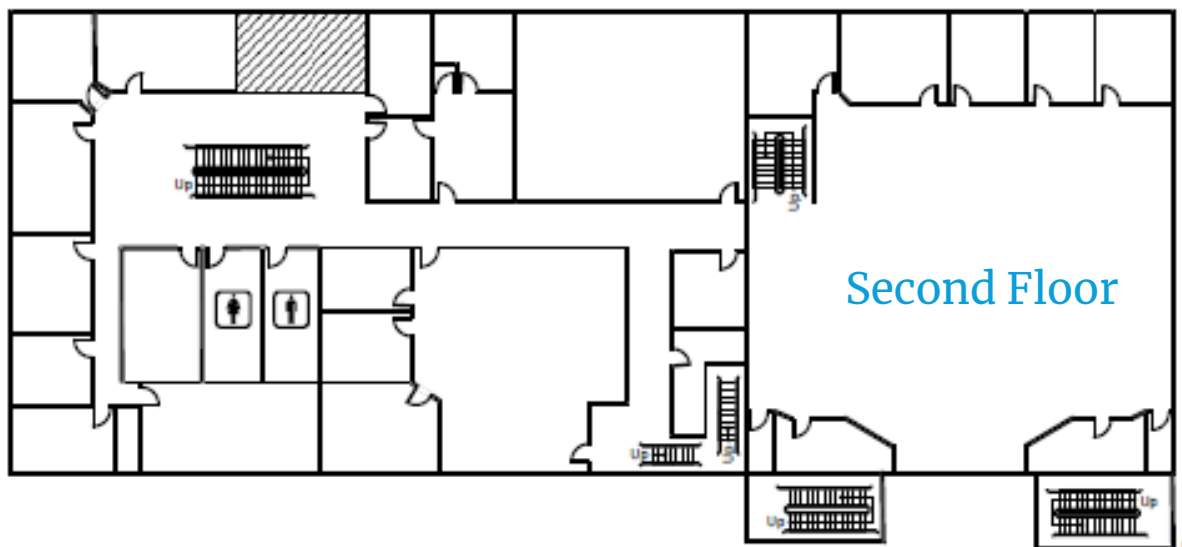
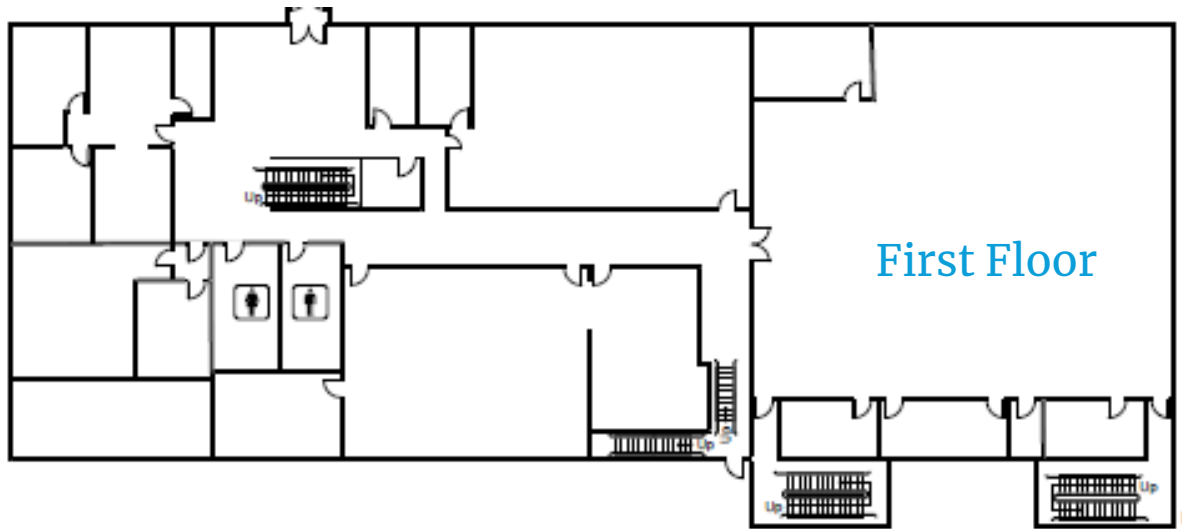


Dave Harstad

Direct: +1 812 822 1122 Mobile: +1 812 361 1230

dave.harstad@colliers.com

Floor Plan

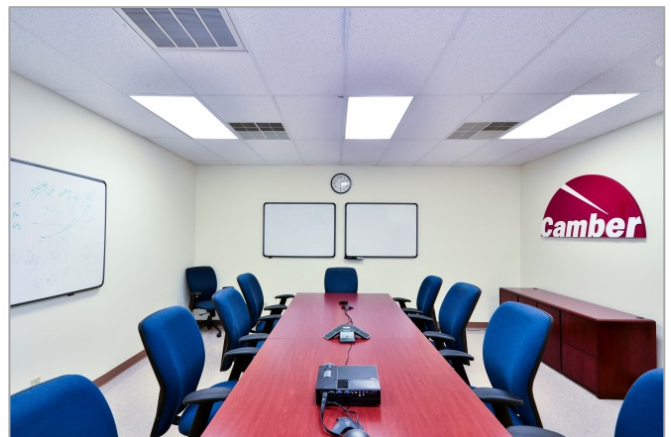


N

Property Overview

Site & Building Specs

Total Building Area	27,000 SF Mix of individual offices, open concept work areas, conference rooms, and break areas.
Parking	63 stalls (plus large, adjacent overflow lot)
Furniture	Included
First Floor	11,450 SF, two conference rooms, open office
Second Floor	11,250 SF, executive suite, conference room, open office
Third Floor	4,300 SF, open office
Average Monthly Utilities	\$1,750 / month (Vectren, Duke, Sewer/Water)



Aerial Map

