

Law Office

## Downtown Office Suite

221 EAST WASHINGTON STREET

Bloomington, IL 61701

**LEASE**

**PRESENTED BY:**

**CARRIE TINUCCI-TROLL, CCIM**

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**ALEXANDRIA UNDERWOOD**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                       |                        |
|-----------------------|------------------------|
| <b>LEASE RATE:</b>    | \$2,500 per month (MG) |
| <b>BUILDING SIZE:</b> | 3,230 SF               |
| <b>AVAILABLE SF:</b>  | 3,230 SF               |
| <b>LOT SIZE:</b>      | 0.29 Acres             |
| <b>ZONING:</b>        | D-2                    |
| <b>APN:</b>           | 21-04-409-005          |

### PROPERTY OVERVIEW

The office suite located at 221 E. Washington Street is located along a busy downtown corridor with excellent visibility and convenient access. It offers 3,230 total available SF, with 1,615 SF on the main level and an additional 1,615 SF on the lower level. The bright and welcoming main level features a reception desk and comfortable waiting area, four private offices, and an abundance of natural light. A private parking lot offers dedicated off-street parking for employees, with a private entrance directly into the suite. The lower level expands the functionality of the space with two additional private offices, generous storage areas, and two restrooms. To further meet a tenant's needs, the owner is open to adding a main-level restroom, providing additional flexibility for the future occupant.

### PROPERTY HIGHLIGHTS

- Downtown Bloomington location along a busy corridor
- Dedicated private parking
- Multiple large private offices

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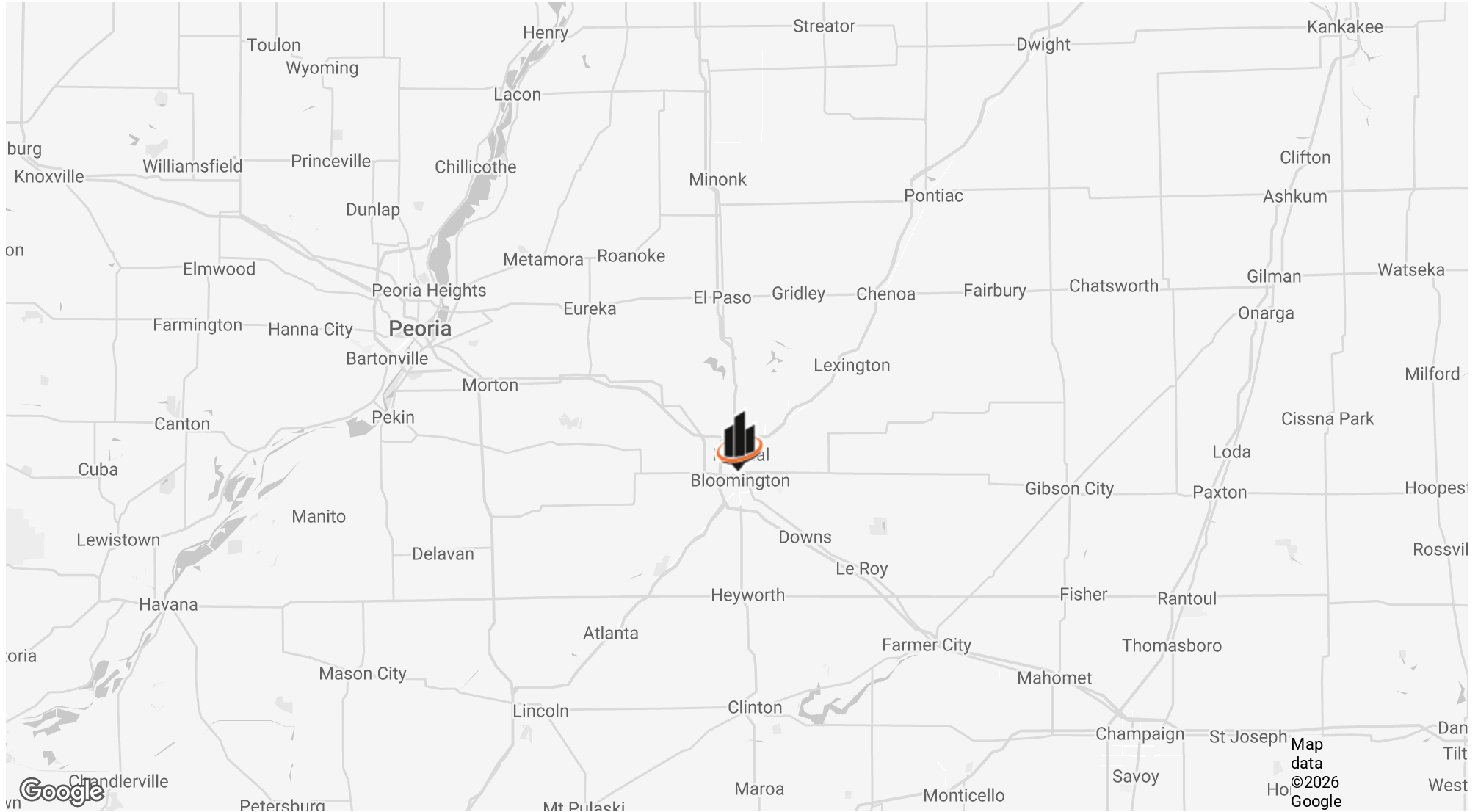
## ADDITIONAL PHOTOS



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## LOCATION MAP



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**221 E. WASHINGTON STREET** | 221 East Washington Street Bloomington, IL 61701

**SVN | CORE 3** 4

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

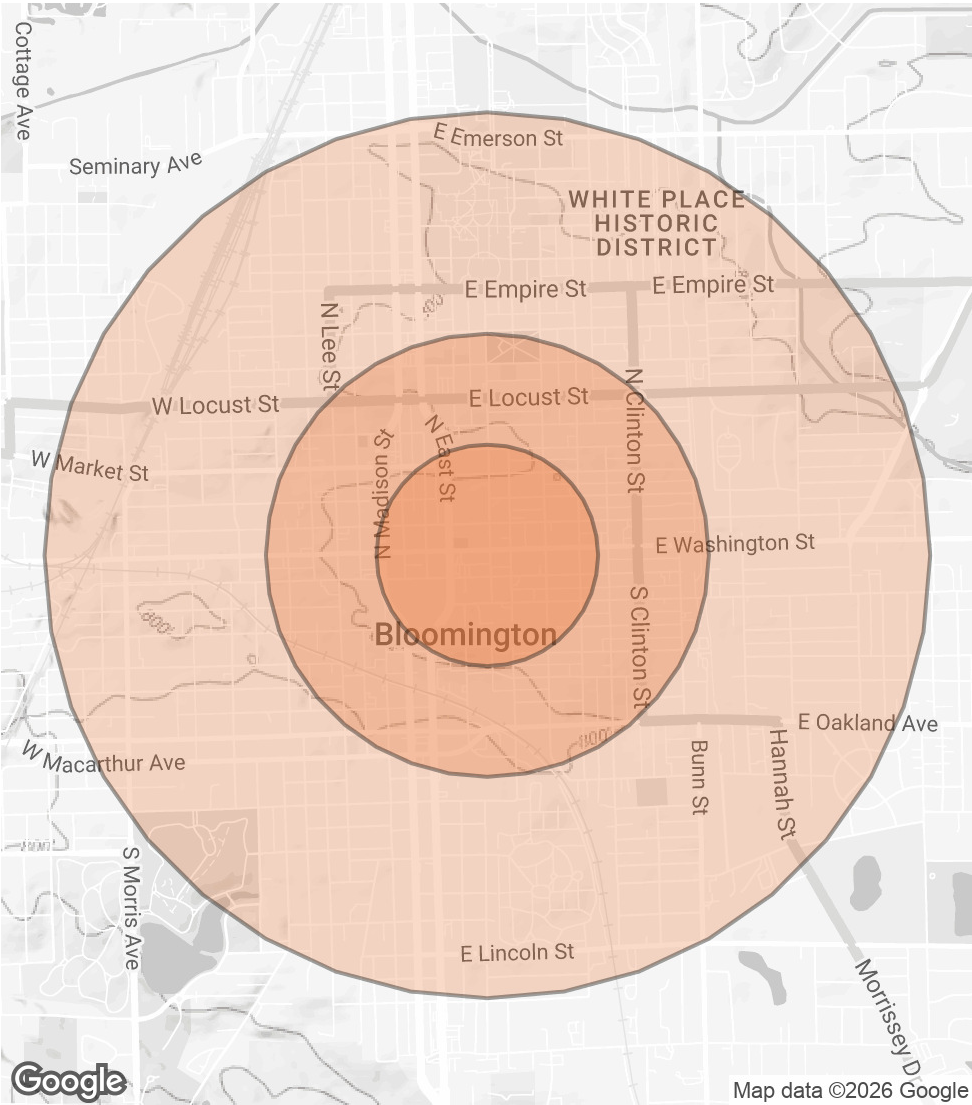
POPULATION 0.25 MILES 0.5 MILES 1 MILE

|                      |      |       |        |
|----------------------|------|-------|--------|
| TOTAL POPULATION     | 987  | 4,745 | 15,912 |
| AVERAGE AGE          | 33.8 | 35.0  | 34.6   |
| AVERAGE AGE (MALE)   | 37.1 | 36.4  | 34.9   |
| AVERAGE AGE (FEMALE) | 30.6 | 34.7  | 34.2   |

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

|                     |          |           |           |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 615      | 2,652     | 7,586     |
| # OF PERSONS PER HH | 1.6      | 1.8       | 2.1       |
| AVERAGE HH INCOME   | \$48,544 | \$50,493  | \$58,605  |
| AVERAGE HOUSE VALUE | \$77,437 | \$105,869 | \$129,431 |

2023 American Community Survey (ACS)



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# BLOOMINGTON-NORMAL CITY INFORMATION

## 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: This 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.

## LOCATION DETAILS

|        |        |
|--------|--------|
| COUNTY | McLean |
|--------|--------|



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MEET THE TEAM



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