

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE or LEASE - Class A Office Building

Address

405 Kays Dr, Normal

Price

\$1,200,000

Total Building Size

9,011 Sq. Ft.

Parcel

14-22-476-006
14-22-476-021

Zoning

B-1 (General Comm. District)

Built

2001

Lot Size

0.65 + 1.95 = 2.60 Acres

Three-Unit Office Building – FOR SALE | Lease Options also Available

Prime Location | Move-In Ready | 9,011 Total Sq. Ft.

An exceptional opportunity to own a well-maintained, upscale office building in a **desirable** commercial area—just minutes from shopping, dining, and key amenities. Flexibility to occupy part of the building and lease the rest, or utilize the entire space for your business needs. **Sale includes second parcel of green space behind the building to the west.**

Unit A – 1,176 Sq. Ft. – Leased to Refresh Aesthetics

Unit B – 3,875 Sq. Ft. available FOR LEASE at \$13.00 per sq. ft.

Previously operated as a psychiatrist's office, this unit features:

- Welcoming reception/waiting area
- 8 large private offices
- Kitchenette/breakroom
- Outdoor green space
- Impeccably maintained and Move-In Ready

Unit C – 3,960 sq. ft. – Coming Soon FOR LEASE at \$13.00/Sq. Ft.

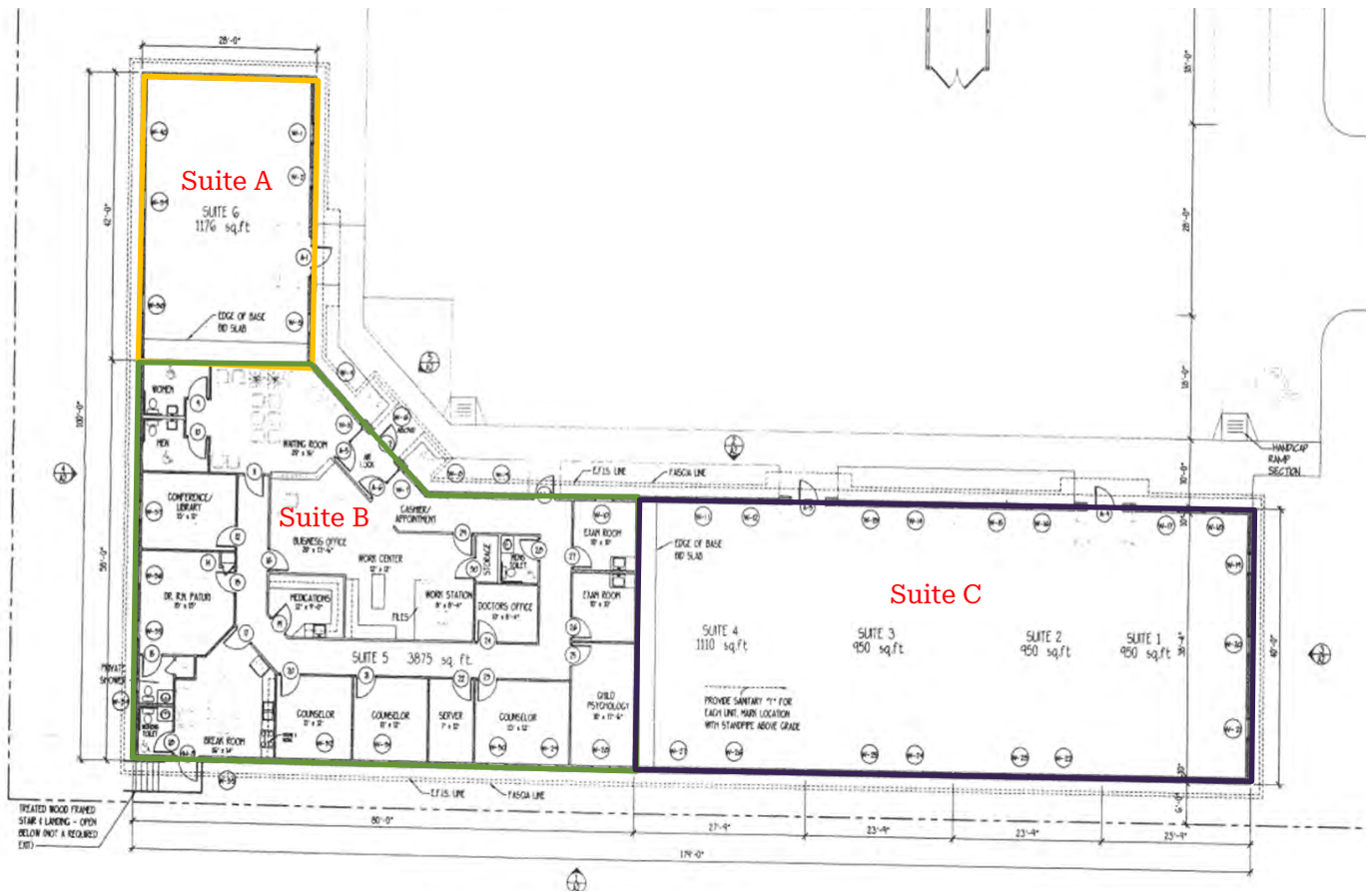
Laura Pritts
Designated Managing Broker
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(309) 824-0507

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APPROXIMATE FLOOR PLAN





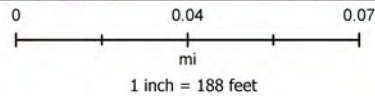
LOCATION MAP

5/2/2025

McLean County GIS Consortium



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