



FOR LEASE

# 639 S. Walker

Bloomington, IN

Medical and General Office in  
Bloomington's Hopewell area

## Property Highlights

- Available spaces:
  - Suite E: 11,165 SF (second floor)
  - Suite B: 5,277 SF (first floor)
- NNN are \$4.25 PSF (24,486 SF building)
- Tenant responsible for janitorial and utilities
- Two parking lots
- Landlord will fund tenant improvements based on rate, term, and tenant credit



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# Hopewell Neighborhood



639 S. Walker

Hopewell is Bloomington’s newest neighborhood. This 24-acre redevelopment of the old Bloomington Hospital site is a once-in-a-lifetime opportunity, and the city of Bloomington is sparing no expense.

A new park, Hopewell Commons, recently opened. Construction is well under-way on the new street grid. In the years ahead, hundreds of millions of dollars will be invested in the area.

639 S. Walker is perfectly positioned to take advantage of the many amenities Hopewell will offer, while staying just outside of the construction zone.

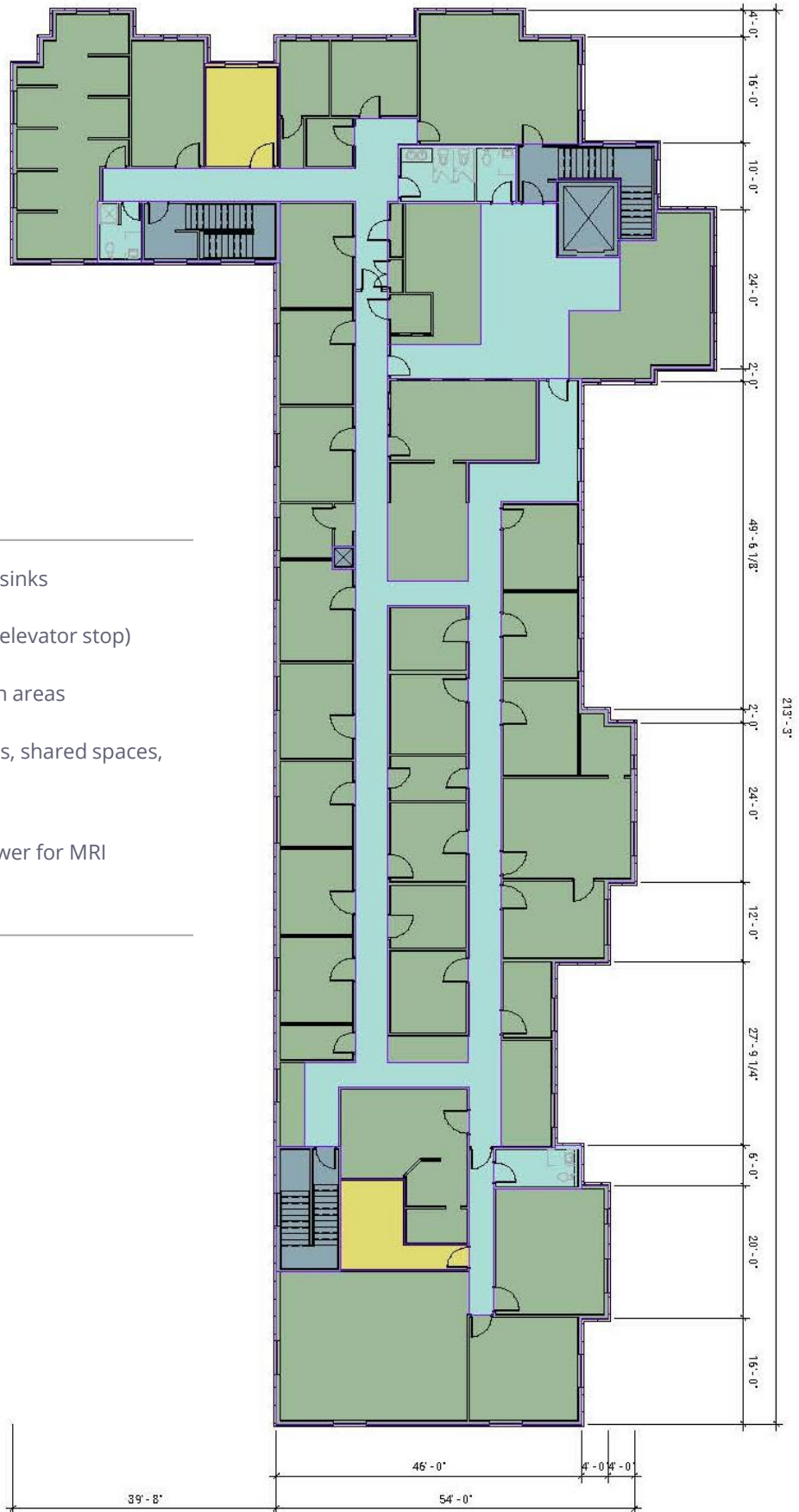
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# Site and Parking



- **Building Adjacent:** 81 parking stalls (1 stall per 300 SF of GLA)
- **Overflow Lot:** Over a half acre of additional parking owned by the Landlord to satisfy the overflow parking needs of employees and guest for 639 S. Walker. This overflow lot is 100% dedicated to 639 S. Walker

# Second Floor (Suite E)



## Size

11,165 SF

## Features

15 exam rooms all with sinks

Large waiting area (with elevator stop)

Several large rehab/open areas

Multiple individual offices, shared spaces, nurses stations, etc.

One room has heavy power for MRI

Space is about 213' x 46'

# Second Floor (Suite E)



Size	11,165 SF
Estimated Rent	\$16.00 PSF NNN (\$14,887/month)
	\$4.25 PSF for CAM, taxes, and insurance. Tenant pays utilities



# First Floor (Suite B)

**Size**

5,277 SF (divisible)

**Features**

Original use was rehab, but space could be reconfigured to a variety of uses

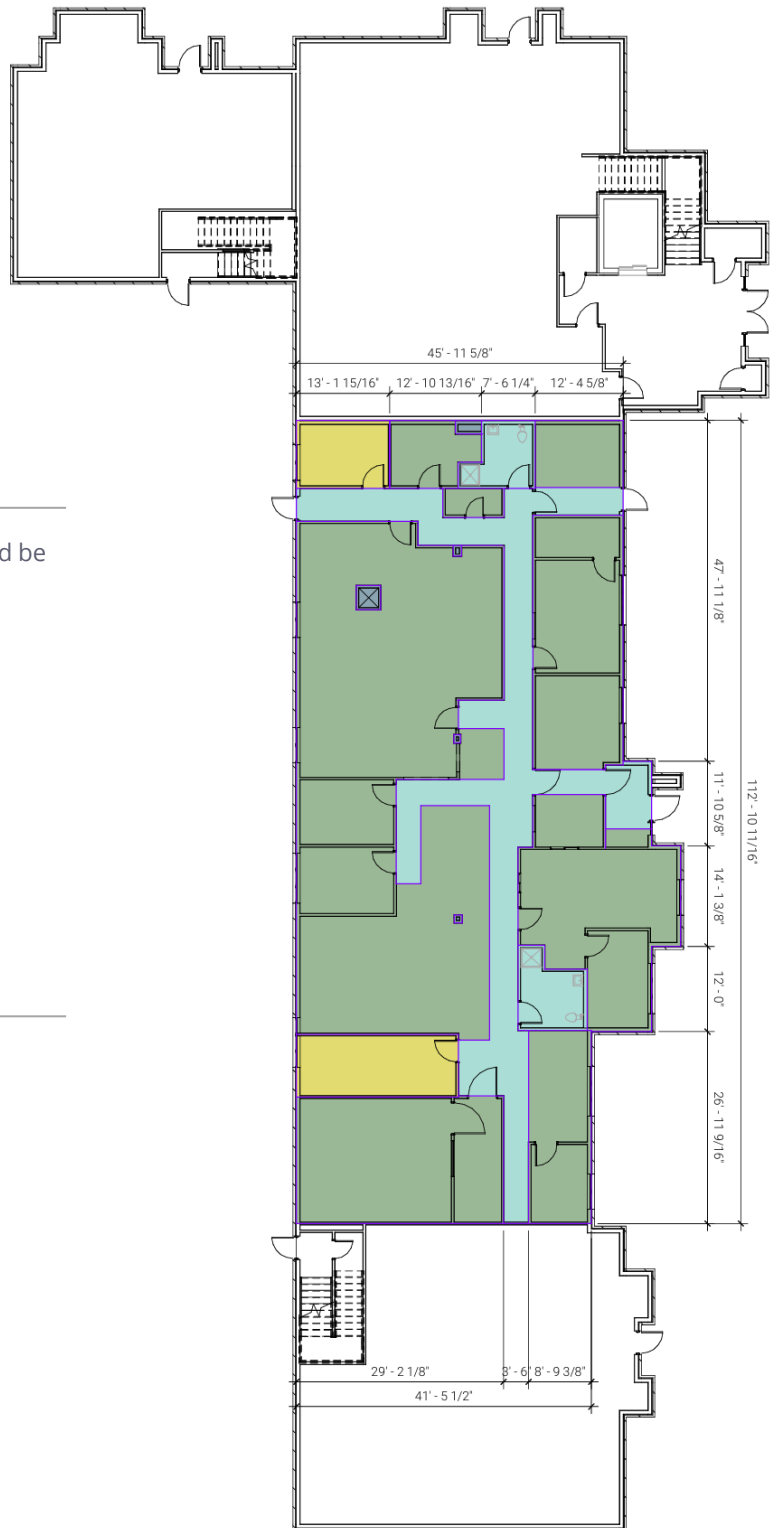
Two large rehab/open areas

One room as heavy power for MRI and copper lined walls

Three exam rooms/offices

Break room

Space is about 112' x 46'



# First Floor (Suite B)



Size

5,277 SF

Estimated Rent

\$16.00 PSF NNN

Includes CAM, taxes, and insurance.

Tenant pays utilities

