

FOR LEASE

**VIEWEG**  
REAL ESTATE

## Bloomington Illinois | High End Office

1702 Tullamore Ave STE C , Bloomington, IL 61704

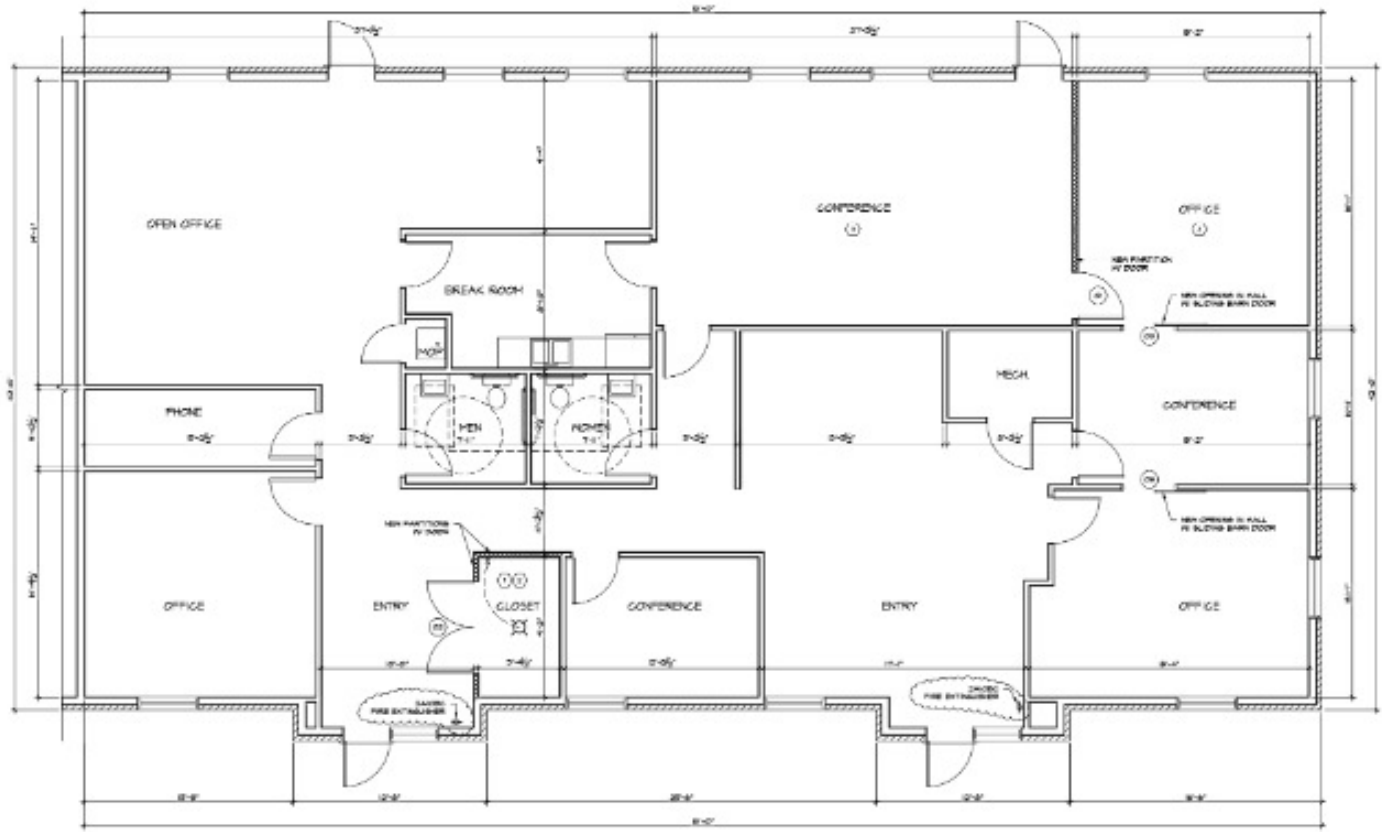


### **AJ Speas**

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**PROPERTY DESCRIPTION**

Explore an excellent leasing opportunity at 1702 Tullamore Ave STE C, Bloomington, IL. This property offers a practical layout with individual and shared offices, ideal for various business setups. Its convenient location and ample parking make it a standout choice for businesses seeking visibility and accessibility. The modern interior and versatile space provide a seamless workflow and the opportunity to tailor the space to your needs.

**PROPERTY HIGHLIGHTS**

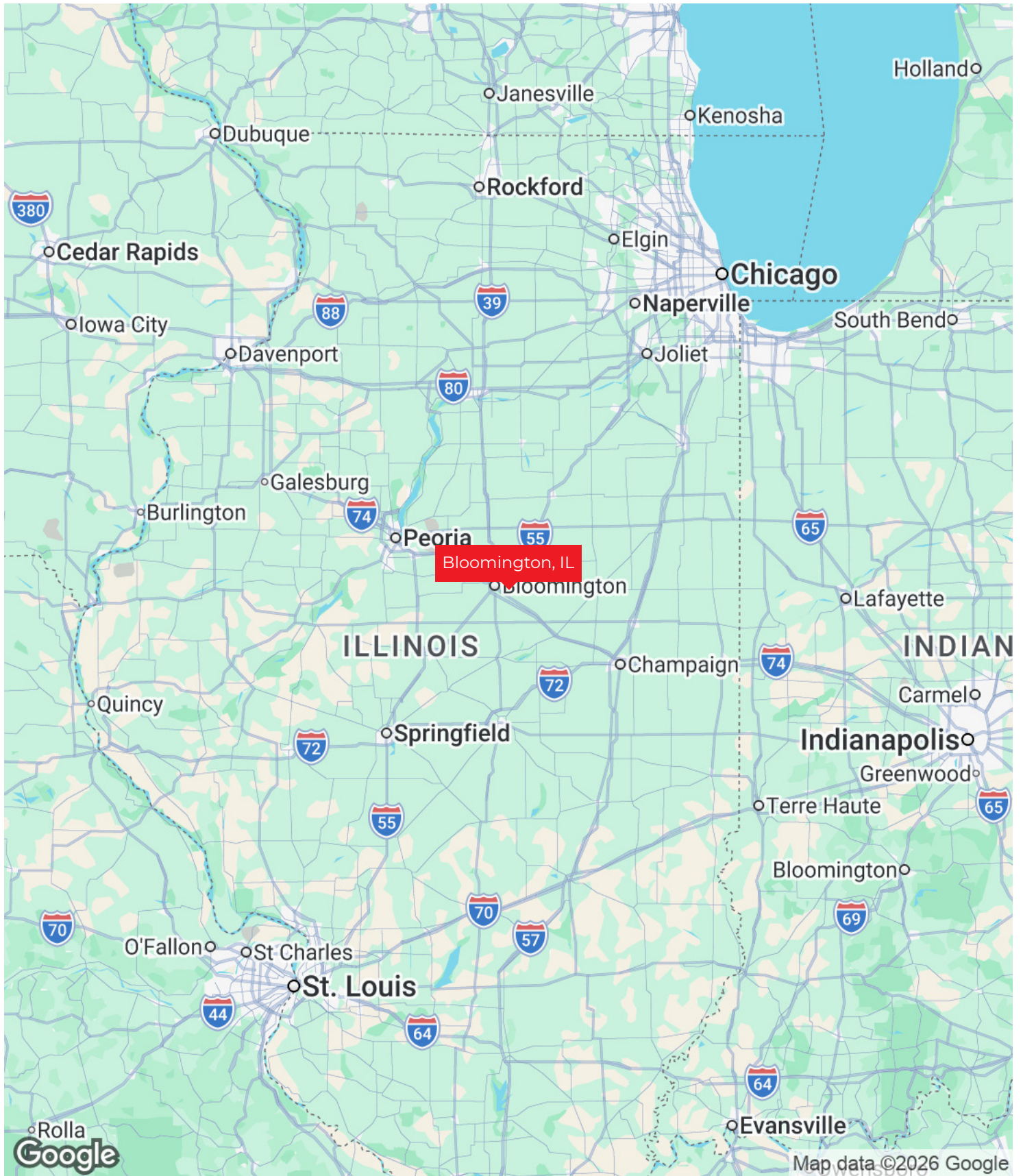
- -3,400 SF Office
- -Large Conference Room
- -Ample Shared and Individual Offices
- -High End Finishes
- -Versatile Layout

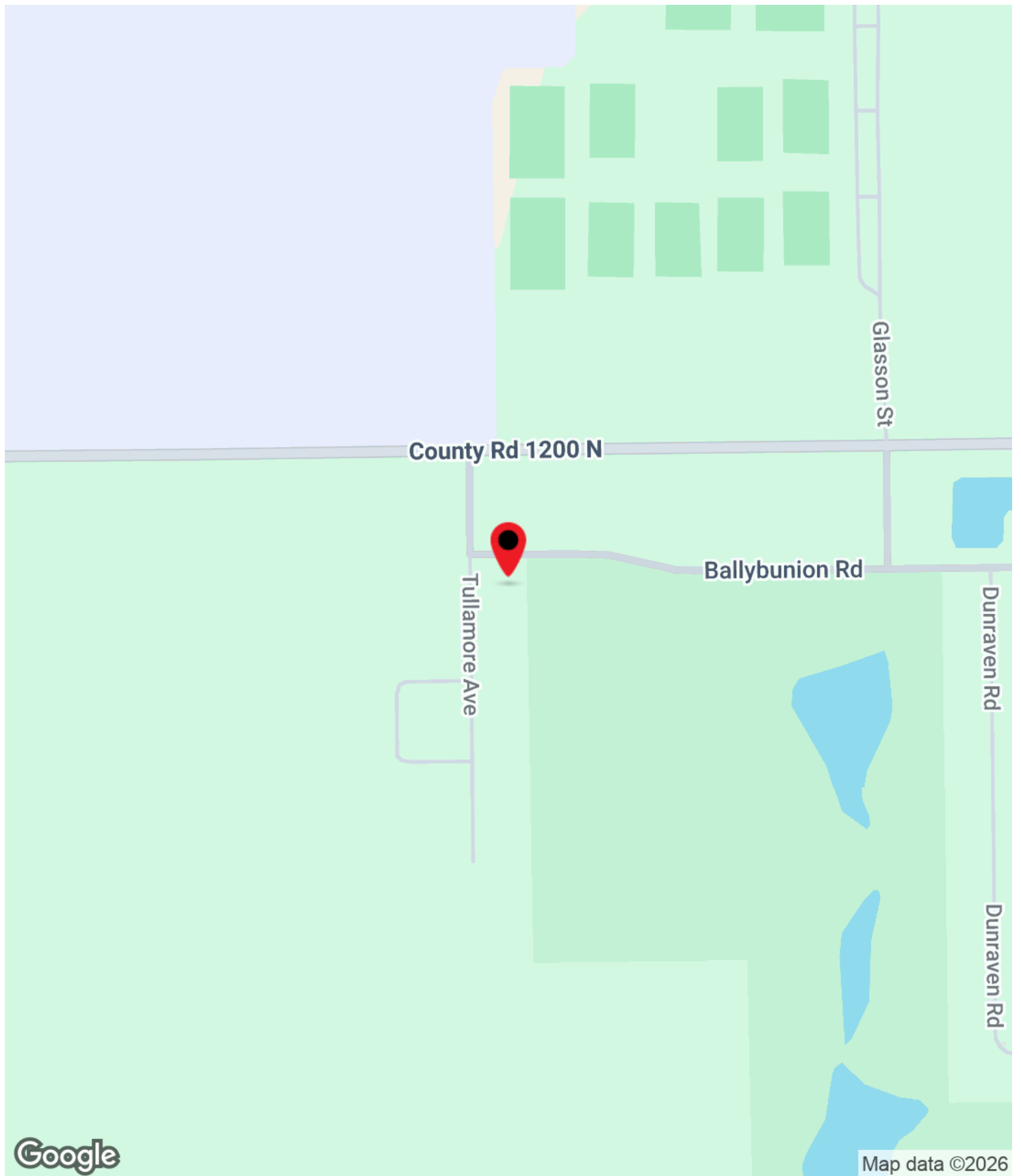
**OFFERING SUMMARY**

Lease Rate:	\$17 SF/yr (MG)
Number of Units:	3
Available SF:	3,400 SF
Lot Size:	23,807 SF
Building Size:	13,816 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	995	10,733	34,602
Total Population	2,951	24,747	78,402
Average HH Income	\$170,756	\$115,961	\$104,167







# Bloomington-Normal, Illinois

“Twin Cities” in the Heart of Illinois



## Welcome to the Twin Cities

A vibrant, fast-growing community where small-town charm meets big-city opportunity. Located in the heart of Illinois, Bloomington-Normal offers an exceptional quality of life, a thriving economy, and a strong sense of community.



### Business & Industry

- State Farm Insurance (Headquarters)
- Rivian Automotive (Electric Vehicle Manufacturing Plant)
- COUNTRY Financial
- Bridgestone Tires
- Ferrero Chocolate
- OSF HealthCare & Carle BroMenn Medical Center



### Education & Innovation

- Illinois State University (Normal)
- Heartland Community College (Normal)
- Illinois Wesleyan University (Bloomington)





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