

For Lease



301 S Prospect Bloomington, IL

Available Space

		Asking \$
Suite 4	7,636 S.F.	\$12.50 S.F.
Suite 2	2,283 S.F.	\$12.50 S.F.
Suite 1 G	690 S.F.	\$12.00 S.F.
Suite 1 E	371 S.F.	\$12.50 S.F.
Suite 1 C	610 S.F.	\$12.50 S.F.

Landlord pays utilities for Suite 1,G,E,C

Lot Size:	6 Acres
Parking	360 spaces
Zoning:	B-1
Ceilings:	9 foot
Utilities:	Paid by Tenant
Signage:	Monument Sign, Possible signage On Mansard of building

These office suites are part of a 6 Acre multi use office complex.

The Landlord is willing to build out each suite to tenant specific needs.

These rents replacement of light bulbs and all maintenance items not due to negligence of tenant

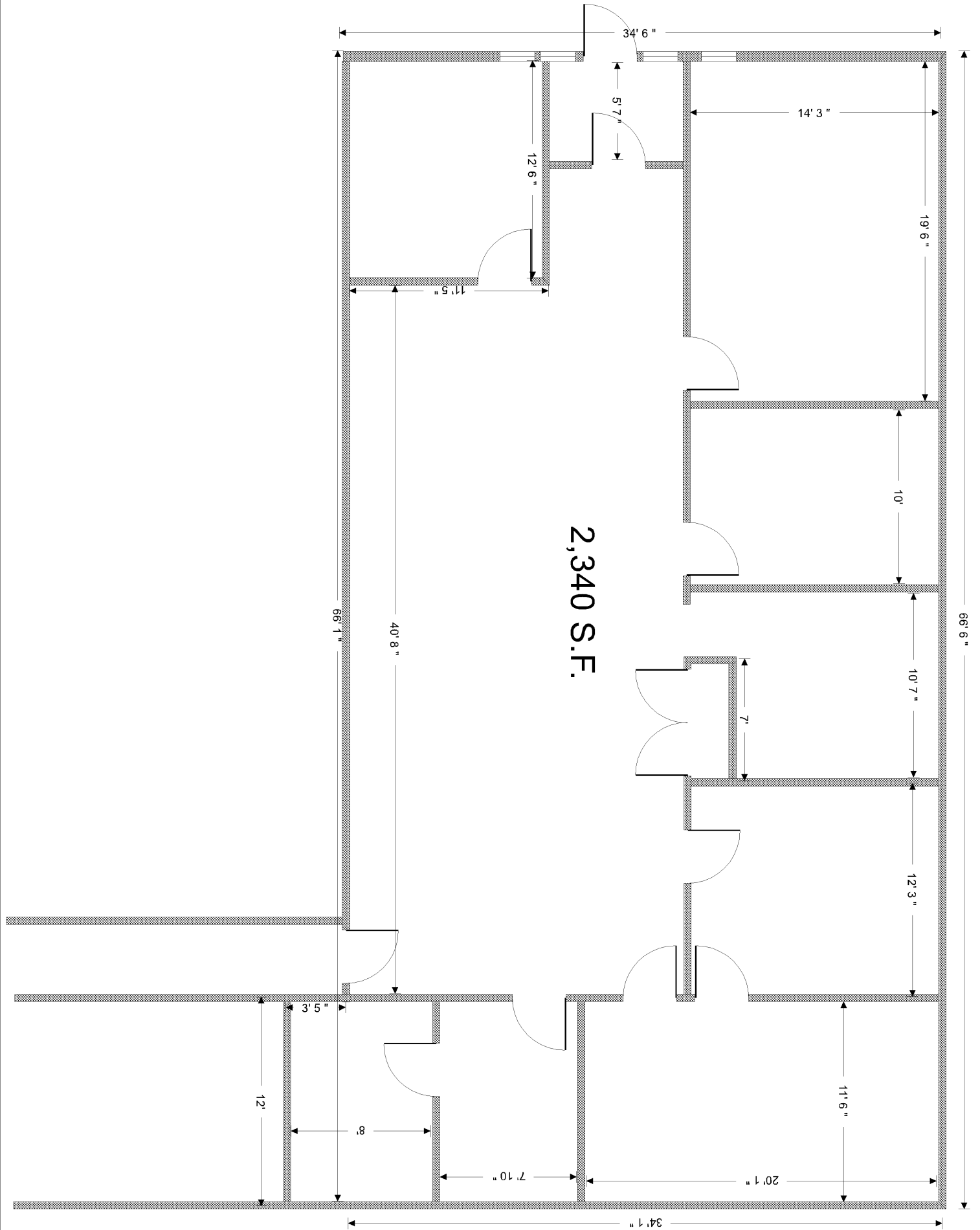
Office complex is located just off Veterans parkway immediately across the street from State Farm Corporate.

Just minutes Interstate 74, 55,39 and Route 9 and 150.

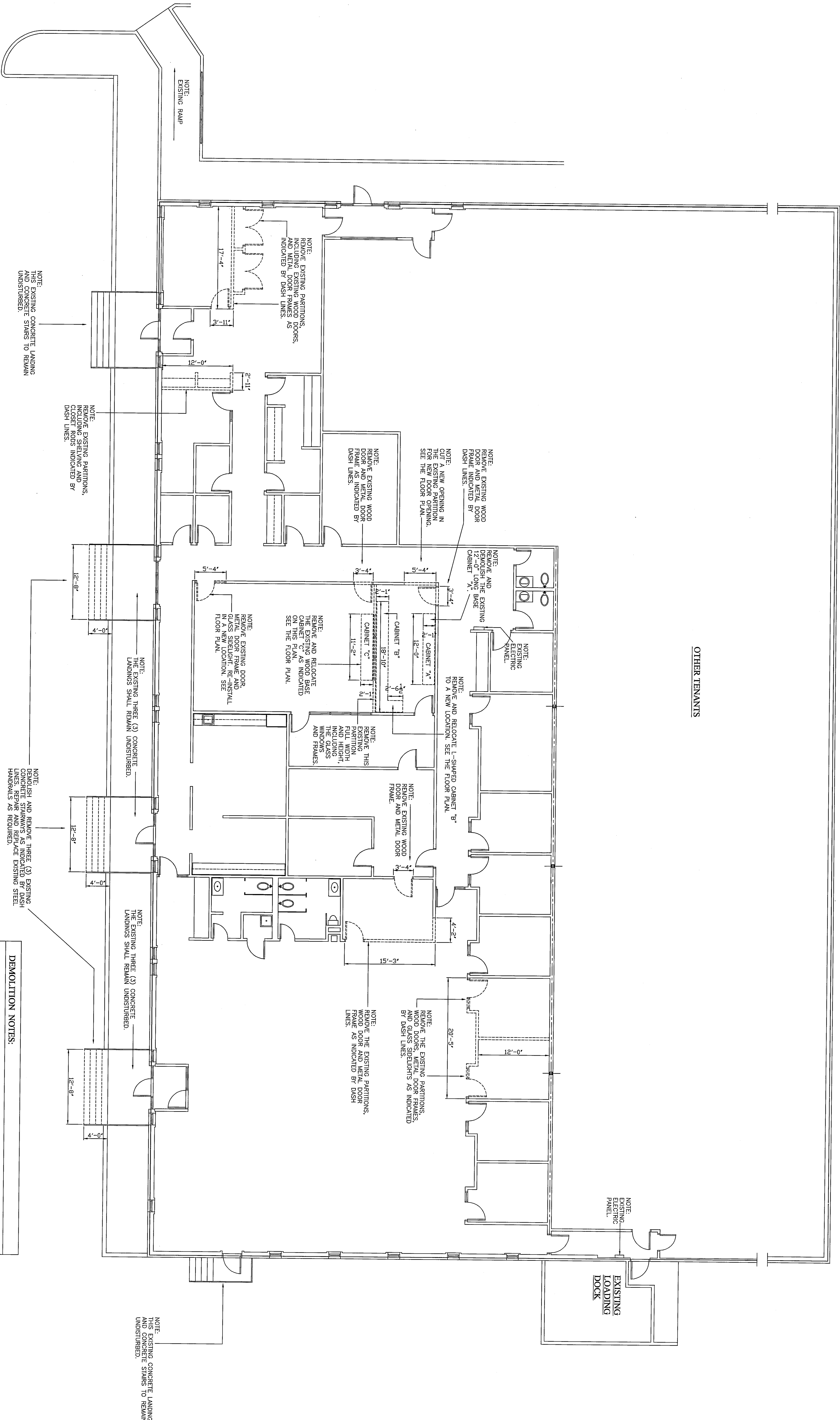
Minutes from, banking centers, hotels, restaurants and shopping.

For more information contact:
Douglas R. Gerig
Managing Broker
Exclusive Agent
309-212-4121
doug@douggerig.com

2,340 S.F.



OTHER TENANTS



DEMOLITION FLOOR PLAN

SCALE 1/8" = 1'-0"

DEMOLITION NOTES:

1. THE DEMOLITION CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE, ALL ITEMS OF EXISTING CONSTRUCTION AS INDICATED ON THE DEMOLITION FLOOR PLAN NOTED ABOVE.
2. THE DEMOLITION CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF BLOOMINGTON, ILLINOIS FOR THE DEMOLITION WORK DESCRIBED ON THE DEMOLITION PLAN ABOVE.
3. THE DEMOLITION CONTRACTOR SHALL TAKE ALL PROPER PRECAUTIONS AND SAFETY MEASURES AS REQUIRED TO PROTECT ADJACENT AND NEIGHBORING DURING THE DEMOLITION WORK. BARRICADES SHALL BE REQUIRED TO PROTECT THE GENERAL PUBLIC DURING THE DEMOLITION WORK. BARRICADES SHALL BE REQUIRED TO PROTECT THE GENERAL PUBLIC AND IN THE PARKING AREA AS REQUIRED TO PROTECT THE GENERAL PUBLIC.
4. THE DEMOLITION CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEMOLITION MATERIALS AWAY FROM THE SITE. THE DEMOLITION CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEMOLITION MATERIALS AWAY FROM THE SITE TO AN APPROVED DISPOSAL FACILITY.
5. THE DEMOLITION CONTRACTOR SHALL OBTAIN AND SECURE ALL REQUIRED DEMOLITION PERMITS REQUIRED BY THE CITY OF BLOOMINGTON, ILLINOIS BUILDING DEPARTMENT PRIOR TO THE COMMENCEMENT OF THE DEMOLITION WORK. THE DEMOLITION CONTRACTOR SHALL PAY ALL REQUIRED DEMOLITION PERMIT FEES.

CISCO SYSTEMS, INC.
301 SOUTH PROSPECT, SUITE 4
BLOOMINGTON, ILLINOIS 61704

DATE	5-23-2014
SCALE	1/8" = 1'-0"
DRAWN BY	J.R.S.
APPR. BY	J.R.S.
DWG. NO.	2
PROJ. NO.	A14-003

REVISIONS
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J. REX SWITZER, AIA
LICENSED ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

9 MARY ELLEN WAY
BLOOMINGTON, ILLINOIS 60701
(309) 829-3681

SHEET
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