

## ASMARK INSTITUTE BUILDING

\$14.00 SF/yr (Gross)

14171 Carole Dr.  
Bloomington, IL 61705

AVAILABLE SPACE  
2,794 SF

### FEATURES

- Full Gross Lease - includes office cleaning
- Class A Office Space
- Furnished with Office Desk and Chairs



### OFFICE

**Mike Talkington**

Broker

309 530 4913

[mtalkington@cbcregroup.com](mailto:mtalkington@cbcregroup.com)



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LEASE



**LEASE RATE**      **\$14.00 SF/YR**

## OFFERING SUMMARY

Available SF:                      2,794 SF

Lease Rate:                      \$14.00 SF/yr (Gross)

Lot Size:                              0 Acres

Building Size:                      7,232 SF

Zoning:                              Commercial

## PROPERTY OVERVIEW

FULL GROSS - Class A business office with 12 private offices some furnished with desks and chairs. The space has an 18'x16' room for collaboration or conference meeting use. Office cleaning is included in the Gross Lease rate along with access to a break room and kitchenette area. The building is owned by Asmark Institute who occupies the other two-thirds of the building. This is an exceptional space with ample parking close to Rivan auto plant with easy access to major highways and interstates.

## PROPERTY HIGHLIGHTS

- Full Gross Lease - includes office cleaning
- Class A Office Space
- Furnished with Office Desk and Chairs
- Ample Parking
- Close to Highways and Interstates

## OTHER RESOURCES

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

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### PROPERTY DESCRIPTION

FULL GROSS - Class A business office with 12 private offices some furnished with desks and chairs. The space has an 18'x16' room for collaboration or conference meeting use. Office cleaning is included in the Gross Lease rate along with access to a break room and kitchenette area. The building is owned by Asmark Institute who occupies the other two-thirds of the building. This is an exceptional space with ample parking close to Rivan auto plant with easy access to major highways and interstates.

### LOCATION DESCRIPTION

West on Route 9 to Carole Dr.

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### LOCATION INFORMATION

Building Name	Asmark Institute Building
Street Address	14171 Carole Dr.
City, State, Zip	Bloomington, IL 61705
County	McLean
Signal Intersection	No

### BUILDING INFORMATION

Building Class	A
Minimum Ceiling Height	9 ft
Number of Floors	1
Free Standing	No

### PROPERTY HIGHLIGHTS

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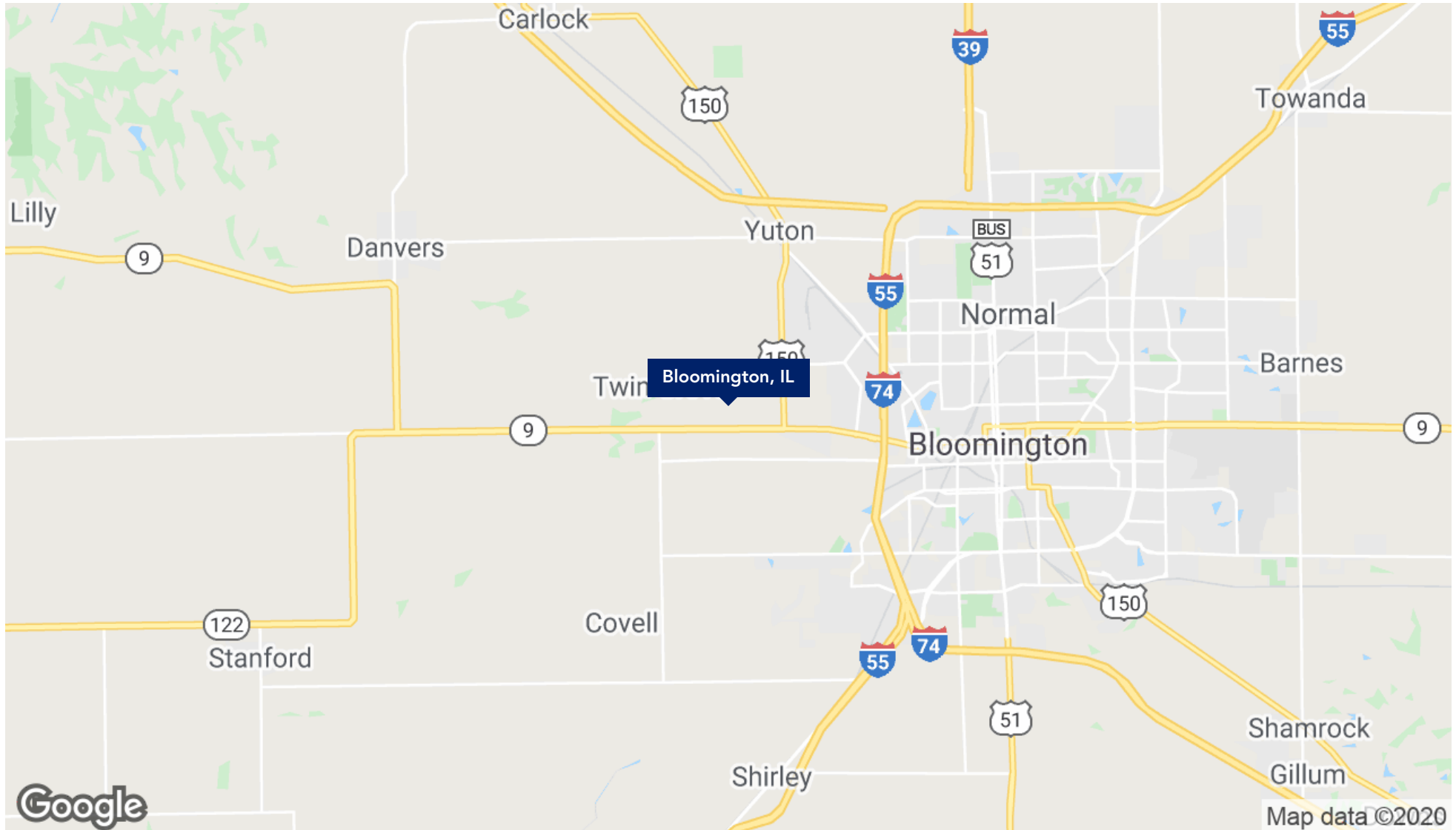
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REAL ESTATE GROUP



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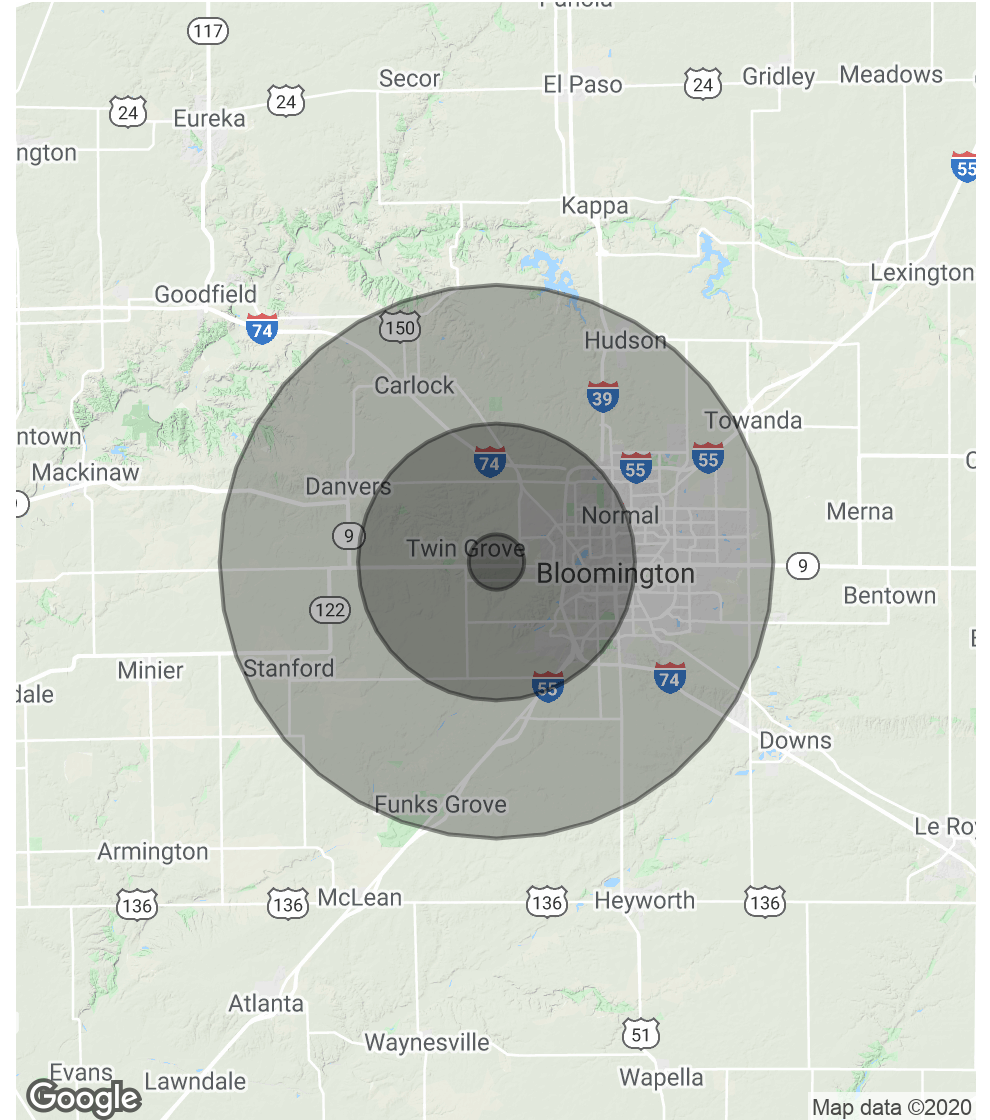
# ASMARK INSTITUTE BUILDING

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	215	33,248	152,731
Average age	43.3	31.0	31.8
Average age (Male)	41.6	30.7	31.0
Average age (Female)	43.2	31.9	32.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	81	12,679	58,077
# of persons per HH	2.7	2.6	2.6
Average HH income	\$104,113	\$64,225	\$64,815
Average house value	\$206,705	\$140,178	\$162,199

\* Demographic data derived from 2010 US Census



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