



# PROFESSIONAL OFFICE SPACE FOR LEASE

4101 E. 3<sup>rd</sup> St.  
Bloomington IN 47401

|                     |                             |
|---------------------|-----------------------------|
| <b>Total SF</b>     | +/-2,905                    |
| <b>Zoning</b>       | Mixed-use Medium Scale (MM) |
| <b>Price</b>        | <b>\$16/SF</b>              |
| <b>Lease Type</b>   | <b>NNN</b>                  |
| <b>Annual Taxes</b> | \$11,316.08                 |

## Property Highlights

- 4 Private Offices
- 2 Large Conference / Training Rooms
- Spacious Reception Area
- Room for 2 Additional Open Workstations
- 16 Marked Parking Spaces
- Potential for Additional Marked Parking
- East 3rd Street Corridor Location
- Convenient Access to State Road 46





Additional Online information:

[Cockerhamcommercial.com](http://Cockerhamcommercial.com)

[ICREX.com](http://ICREX.com)

[Homefinder.org](http://Homefinder.org)

[Loopnet.com](http://Loopnet.com)

[Crexi.com](http://Crexi.com)

**CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER**

F.C. TUCKER/BLOOMINGTON, REALTORS®

COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING

487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401

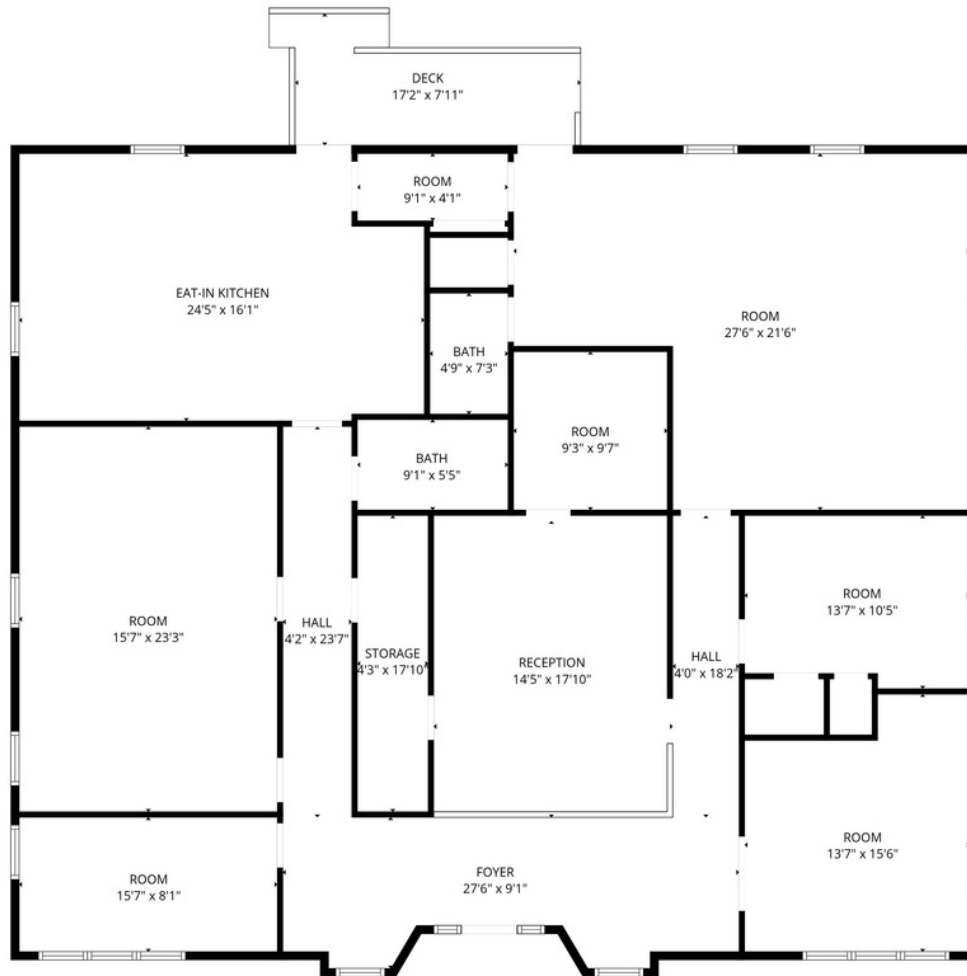
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Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU1200060



# Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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