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Talk to Tucker REALTORS

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1600 W. Bloomfield Rd.

Bloomington, IN

$4,950,000

Property Overview

This ±28,077 SF three-story office building offers a high-quality, flexible environment ideal for professional, medical, or institutional users. Located just 3 minutes from I-69, the property is easily accessible and offers private on-site parking for tenants and guests in a quiet, professional setting.

The main and lower levels each feature separate, handicap-accessible entrances, allowing for efficient multi-tenant use. The lower level includes two fully leased office suites, while the main level offers two office spaces and a large conference room. The second level, accessible by stairs only, is leasable and features a mix of cubicles and private offices. Each floor is equipped with kitchenettes.

Significant capital improvements have been made, including a $220,000 solar panel installation, new chiller and HVAC units, and renovated tenant suites with modern upgrades—enhancing both operational efficiency and tenant experience. The building also includes Gas-powered backup electricity generators for power reliability.





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Property Highlights

- ±28,077 SF across three stories
- Multi-tenant layout with private offices, suites, and cubicles
- Handicap-accessible entrances on main and lower levels
- Two lower-level suites leased; main level includes large conference room
- $220,000 solar panel installation
- New chiller and HVAC units
- Two renovated tenant suites with significant upgrades
- Backup generators
- 86 Parking Spaces

5	35%
Suites	Occupancy

+/-28,077

Total SqFt



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Property Pictures







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BLOOMINGTON, IN

Home of the Hoosiers, Bloomington and Monroe County was established in 1818 with Indiana University founded just two years later, in 1820. Indiana University is the foundation of the Bloomington making it the 5th largest city in Indiana. Located 50 miles south of Indianapolis, Bloomington is nestled in the southern hills of Indiana. Bloomington is also home to a vibrant Life Science Industry with Companies that include Cook Medical, Catalent and Baxter. With the investment of Bill Cook and the Cook Family, Bloomington's downtown has transformed into a model for other cities that features diverse restaurants, entertainment venues and retail shops. Bloomington's downtown is also home to many national festivals and art shows.





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Investment Contacts

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