



**For Sale**

## **Professional Office Building**

**2709 McGraw Drive**  
Bloomington, IL 61704

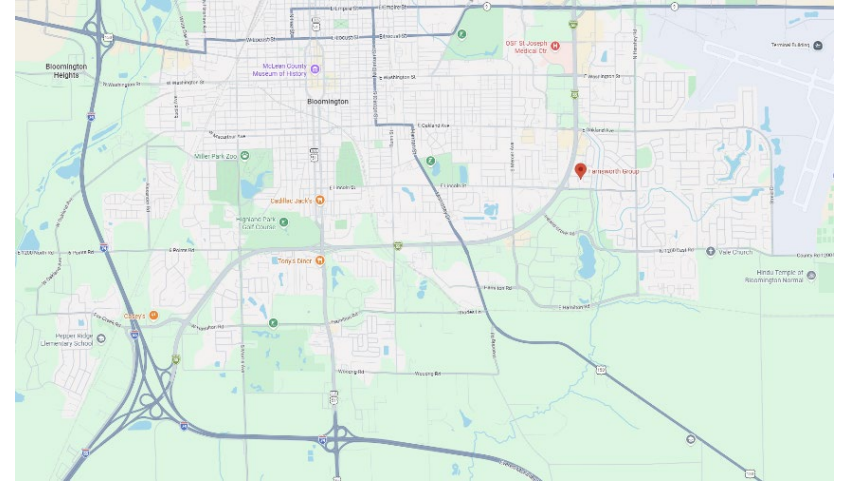
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## PROPERTY SUMMARY



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| SALE PRICE:    | \$1,900,000 |
| BUILDING SIZE: | 22,268      |
| Ground Floor:  | 15,656      |
| Lower Level:   | 6,612       |
| LOT SIZE:      | 1.84 Acres  |
| PRICE / SF:    | \$98.80     |
| YEAR BUILT:    | 1974        |
| ZONING:        | B-1         |
| PARKING:       | 85 Spaces   |

## PROPERTY OVERVIEW

### Premier Commercial Office Property | 22,000+ SF | Exceptional Location

Rarely does a commercial property offer this combination of size, flexibility, and strategic positioning. Nestled in a quiet, established neighborhood yet minutes from the airport and immediate access to major interstates. Spanning over 22,000 square feet the property is configured for office use with numerous private offices and open collaborative areas. An expansive lower-level collaboration and meeting space are ideal for training sessions or client presentations and is easily accessible via stairs or the elevator. The building's brick exterior and recent HVAC upgrades ensure modern comfort and operational efficiency. Ample on-site parking is complemented by an additional dedicated lot directly across the street with room to expand or build. Originally constructed in 1974 with additions in 1988 and 1995 each addition features their own entrances and restrooms, making subdivision into condo units an option.

**Schedule your private tour today with:**

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