



DOWNTOWN OFFICE SPACE WITH PRIVATE PARKING FOR LEASE

807 N College Ave.
Bloomington, IN 47404

Total SF	+/- 4,292
Zoning	Mix-use Downtown (MD-DG)
Office Spaces	9
Lease Price	\$21/SF
Lease Type	Modified Gross

Tenant Pays Utilities & Maintenance

FEATURES

- Excellent condition and move in ready!
- Main level features 9 exam rooms, two waiting areas plus 2 restrooms
- Lower level features 4 exam rooms with an additional waiting room
- Lower level also has 1,100 SF unfinished space for storage with two additional unfinished exam rooms
- Incredible location near Downtown Bloomington, Indiana University and Bloomington's northside.
- Includes a Private Parking Lot with 12 spaces





Additional Online information:

- Cockerhamcommercial.com
- ICREX.com
- Homefinder.org
- Loopnet.com
- Crexi.com

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