

FOR LEASE

1319 Veterans Parkway, Suite 3A, Bloomington, IL



Building Size
 $11,400 \pm \text{sq. ft}$

Year Built
1989

Lease Type
Modified Gross

Available Space
 $3,580 \pm \text{sq. ft.}$

Lease Rate
\$15.00 sq. ft.

Parking:
42 undesignated

Schrof Companies is pleased to offer this medical/office space for lease, perfectly suited for entrepreneurs, startups and established businesses looking to thrive in a dynamic environment.

Experience a rare opportunity to lease a distinguished office suite designed for professionalism and comfort. Ideally suited for healthcare, executive, or administrative use, this thoughtfully configured space features multiple exam rooms or generous private offices, a refined reception and waiting area, dedicated lab, a break area, and a well-appointed conference room. This suite can be easily reconfigured to accommodate a wide range of professional needs and operational styles. Elevate your brand presence with distinguished monument and suite specific signage opportunities.

Prominently positioned along Veterans Parkway, the property offers exceptional visibility in one of Bloomington's most desirable and high-traffic corridors — delivering both prestige and convenience for discerning tenants seeking a truly strategic location.



For more Information Contact:

Pam Schrof Rieger “Designated Managing Broker” 815/250-4027 pam@schrifcompanies.com
See All Our Listings at CREXi.com

Real Estate Services

SCHROFCOMMERCIAL.COM
2303 E. Washington—Suite 5-C — Bloomington, IL 61704
309/662-3200

Property Management

FOR LEASE

1319 Veterans Parkway, Suite 3A, Bloomington, IL



For more Information Contact:

Pam Schrof Rieger “Designated Managing Broker” 815/250-4027 pam@schrifcompanies.com
See All Our Listings at CREXi.com

Real Estate Services

SCHROFCOMMERCIAL.COM
2303 E. Washington—Suite 5-C — Bloomington, IL 61704
309/662-3200

Property Management

FOR LEASE

1319 Veterans Parkway, Suite 3A, Bloomington, IL



1 Mile	3 Mile	5 Mile
24,500 Est. Population	120,700 Est. Population	144,900 Est Population
79,700 Est. Average Income	72,600 Est. Average Income	76,300 Est. Average Income
19,400 No. of Employees	99,000 No. of Employees	118,100 No. of Employees

For more Information Contact:

Pam Schrof Rieger “Designated Managing Broker” 815/250-4027 pam@schrifcompanies.com
See All Our Listings at CREXi.com

Real Estate Services

SCHROFCOMMERCIAL.COM
 2303 E. Washington—Suite 5-C — Bloomington, IL 61704
 309/662-3200

Property Management