

**2309 W. BLOOMINGTON RD.**

The second floor of this two-story office is available for lease. 23,857sf is available on the second level. The primary entrance is located in the NE corner of the premises. There is ample parking available. At its peak usage, the two-story office was home to more than 300 employees for the 7-Eleven corporation.

The office has not been fully occupied since 1993. Ownership is prepared to install upgrades to the facility to accommodate the next user. Besides new flooring, acoustical ceiling, and paint, the interior improvements may include adding an elevator and HVAC upgrades. For the exterior, ownership is receptive to upgrading parking, installing signage, enhancing the main entrance, and adding additional entrances. Ownership replaced the roof system over the office in the summer of 2015.

Ownership is receptive to splitting the overall two-story office into multiple premises. A wide variety of office suites could be established. The existing floor plan accommodates both fixed office users along the perimeter as well as open office users in the core. Ownership is prepared to isolate suites in the overall configuration to respond to various client requirements. Common area restrooms, halls, mechanical rooms, and features can be identified to attain a multi-tenant office environment. Ownership is seeking larger office users for this location; ideally the minimum office users would be in the 4,000sf – 5,000sf range.

The two story office is part of a larger industrial complex at the Atkins 150 Warehouse property. This multi-tenant facility is open 24/7/365. Nationally recognized tenants at the facility include Plastipak, Silgan, and White Line Express.

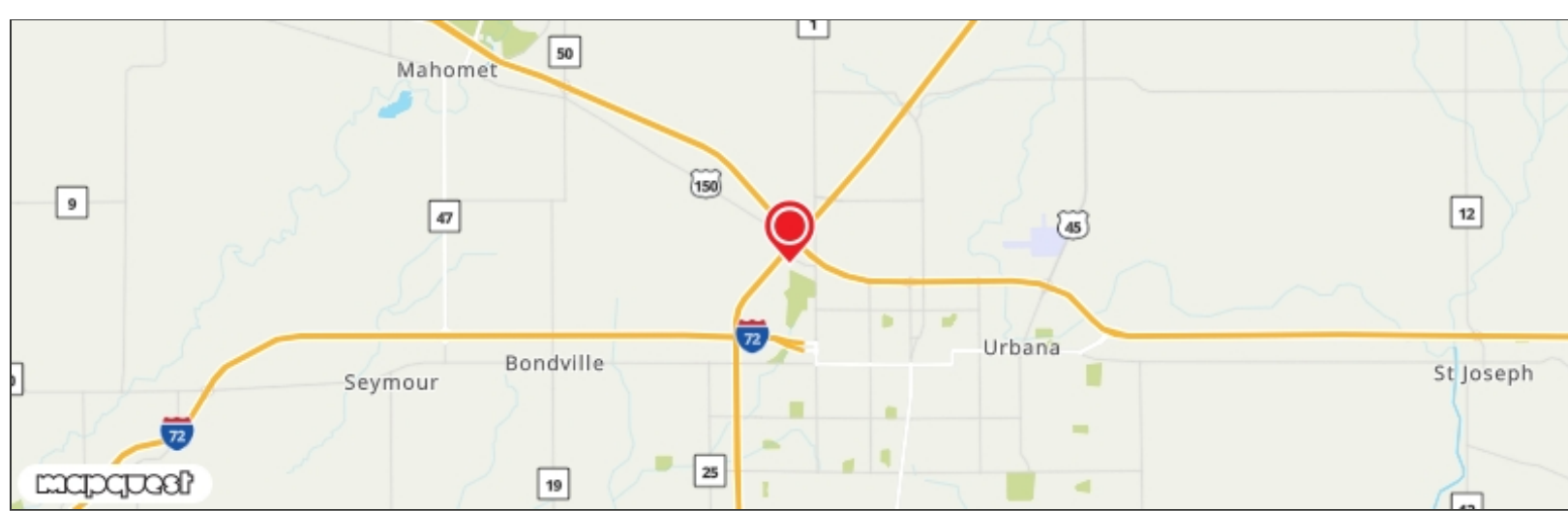
The property is located in NW Champaign. The site is adjacent to the I-74 and I-57 interchange; so the property offers convenient and quick access to the US interstate system for employees and clients/customers/vendors.

The site is located in close proximity to regional shopping, hotels and extended stay accommodations, restaurants, and more.

The location is minutes from downtown Champaign, the University of Illinois, and the top tier medical complexes (Carle Hospital, OSF Medical Center, Christie Clinic) of Champaign-Urbana.



<b>Location:</b>	Atkins 150 Warehouse in Atkins 150 Subdivision	<b>Status:</b>	Featured, For Lease
<b>Price:</b>	\$9/sf/NNN	<b>Available Sq. Ft.:</b>	23,857
<b>Address:</b>	2309 W. Bloomington Rd., Champaign, IL 61822	<b># of Floors:</b>	2
<b>Parking</b>	Ample on-site parking		



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