

FOR LEASE

GUTH  
& ASSOCIATES

HISTORIC  
**112 EAST  
WASHINGTON**  
• EST 1928 •



112 E. Washington St., Bloomington, Illinois

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# Overview



## Overview

Guth & Associates presents 112 Washington, located at the corner of Washington and East Streets, in Downtown Bloomington. This historically significant building, previously housed the State Farm Insurance headquarters, is being re-energized and re-purposed for use by multiple tenants. 112 Washington, with close proximity to Route 51, can accommodate retail, restaurant, and office uses as well as fulfill a need for co-working space.

The first floor provides an opportunity for retail as well as restaurant uses capitalizing on the pedestrian and vehicular traffic in the downtown area. An existing kitchen (with exhaust hood) and dining room make an easy transition for restaurant uses. Street level entrances on the north and south ends of the building provide an opportunity for multiple retail/restaurant tenants with common area restrooms.

Floors 2 through 7 offer an open concept floor plan with restrooms on each floor. Floors 8 - 10 offer an open concept floor plan complimented by multiple private offices on each floor. Space being provided in "as-is" condition and rental discounts will be considered for tenants seeking multiple floors. All existing space is in outstanding condition and will allow for quick move-in.

Downtown Bloomington

Ample Parking Proximate to Site

Historic 90 Year Old Building

13 Floors

189,000 Total Square Feet

Clear Height Average: 10'6" on Each Floor

Fire Sprinklers Throughout Entire Building

Corner of Washington and East Streets

11,200 Average Daily Traffic Counts (2017)



# Leasing Summary



## Leasing Summary

Floor	SF Available	Rent
1 <sup>st</sup> Floor	16,075 SF	\$14/MG
2 <sup>nd</sup> -7 <sup>th</sup> Floors	14,277 SF (each)	\$8/MG
8 <sup>th</sup> -10 <sup>th</sup> Floors	14,277 SF (each)	\$10/MG

1<sup>st</sup> Floor: Existing kitchen and dining room area. Opportunity for multiple retail/restaurant tenants.

2<sup>nd</sup>-7<sup>th</sup> Floors: Open floor plan

8<sup>th</sup>-10<sup>th</sup> Floors: Open floor plan with multiple private offices per floor

Restrooms on Each Floor

Multiple Elevators (5)

Bus Service

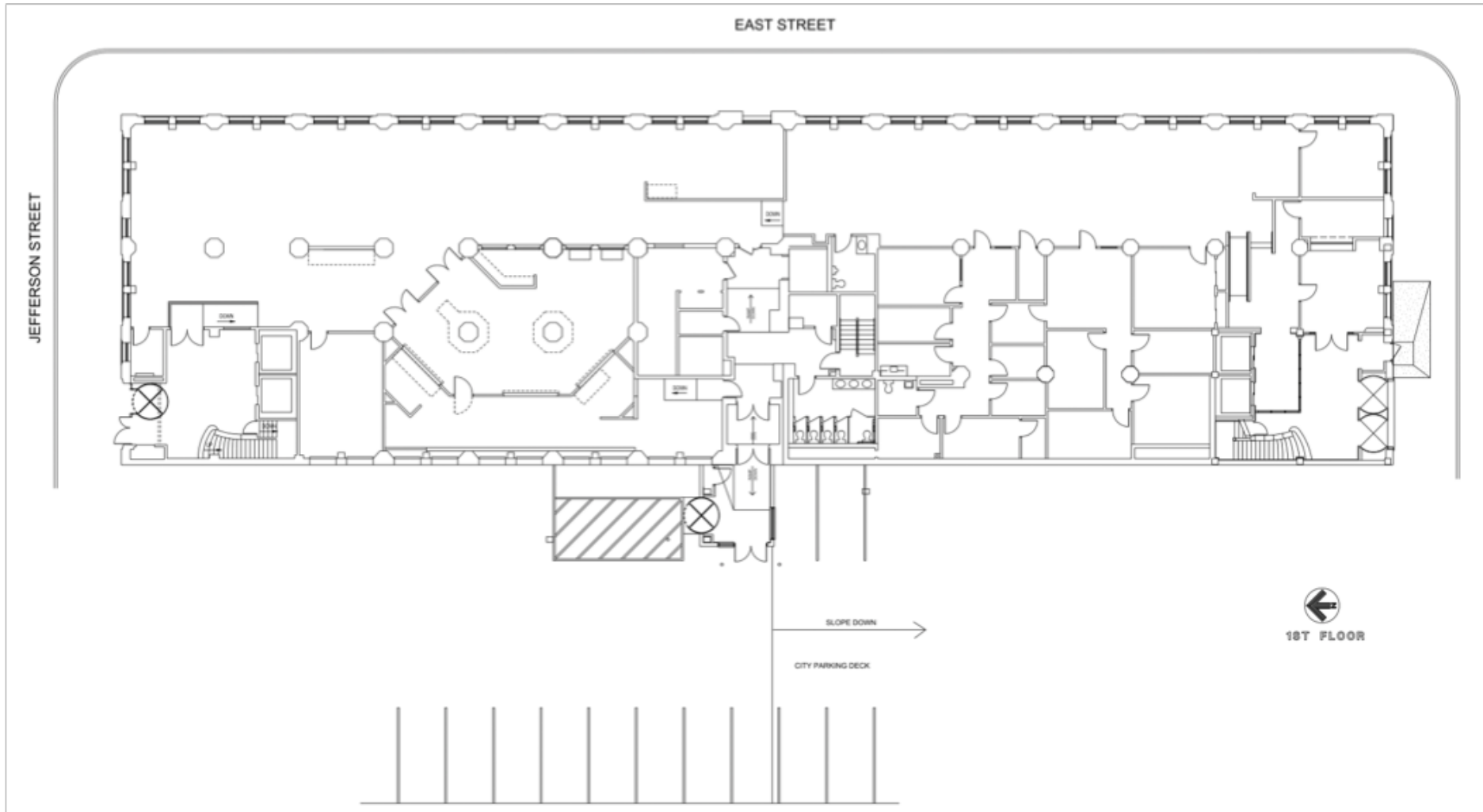
Ample Employee Parking

Located near Restaurants, Nightlife, and Other Employment Centers

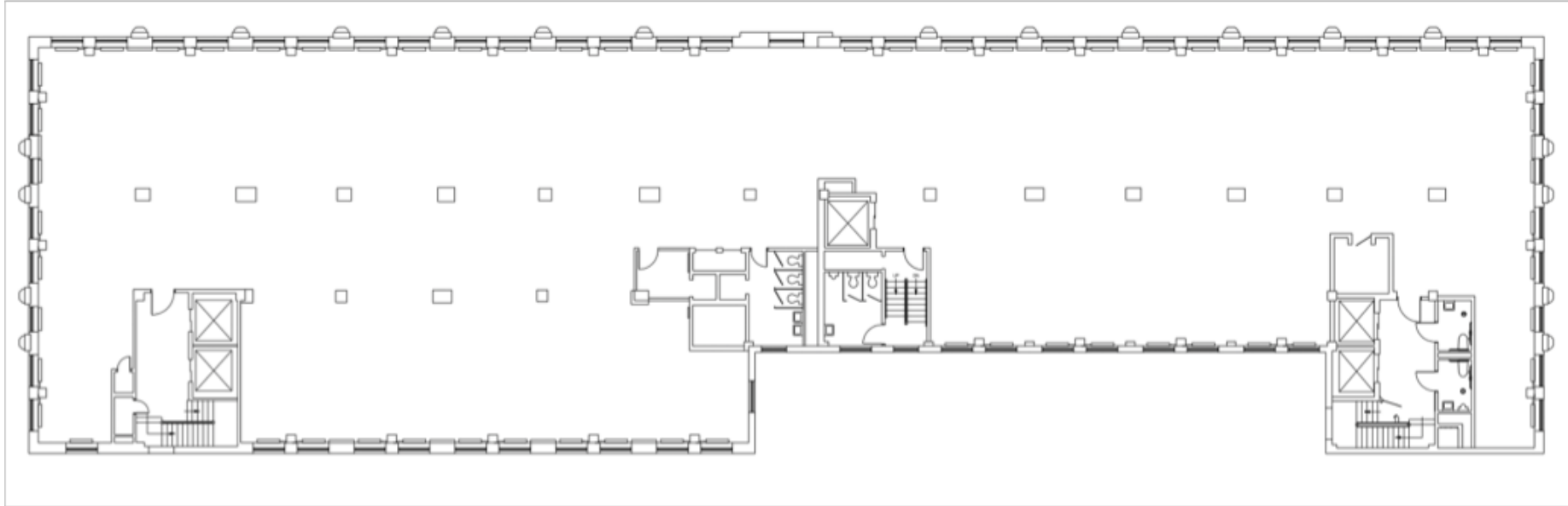
# Floor Plans



# 1<sup>st</sup> Floor



# 2<sup>nd</sup>-7<sup>th</sup> Floors

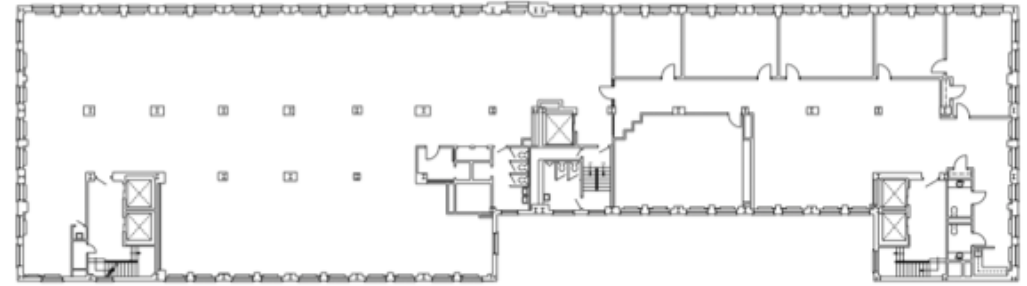




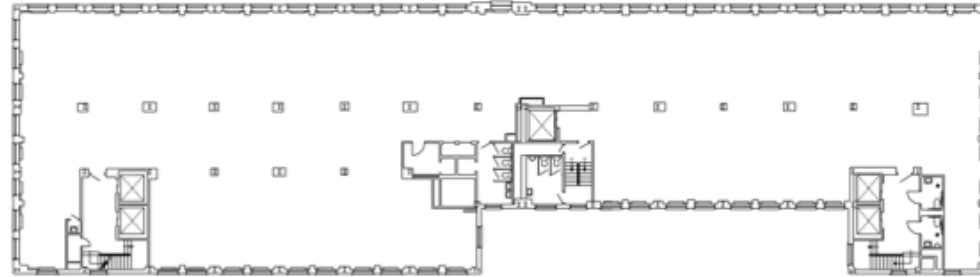
# 8<sup>th</sup>-10<sup>th</sup> Floors



8<sup>th</sup> Floor



9<sup>th</sup> Floor



10<sup>th</sup> Floor





PUBLIC/PERMIT  
PARKING

MONROE ST

SITE PARKING

SITE PARKING

JEFFERSON ST

MADISON ST

CENTER ST

MAIN ST

PERMIT PARKING

SITE

EAST ST

PRAIRIE ST

GRIDLEY ST

MCLEAN ST

WASHINGTON ST

PUBLIC/PERMIT  
PARKING

FRONT ST

PUBLIC/PERMIT  
PARKING



# Property Photos



## Contact Information

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—  
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