



## ABOUT US

Illinois House has stood proudly on the northwest corner of the Old Courthouse Square since 1902. Originally built as a hotel called The Illinois, it was known as the most luxurious hotel ever to grace Downtown Bloomington. In 1977, exactly 75 years after The Illinois opened, a group of three local men, John Luedtke, Darrell Hartweg and Ralph Turner, purchased the same building, now known as Illinois House. These new owners shared the same vision which was to revitalize and renovate the historic structural landmark into professional commercial office space.

Today, original owner and tenant Darrell Hartweg continues to preserve the building's traditional style while incorporating modern and efficient office space for today's professional. The Building remains the source of premier office space in historic Downtown Bloomington.

*Whether you're striving to impress or simply craving a space with style, make Illinois House your home for professional office space.*

[BLOOMINGTONOFFICES.COM](http://BLOOMINGTONOFFICES.COM)

## CONTACT US

For further information on leasing and services or to sign up for e-updates on available space, visit our website at [BloomingtonOffices.com](http://BloomingtonOffices.com).

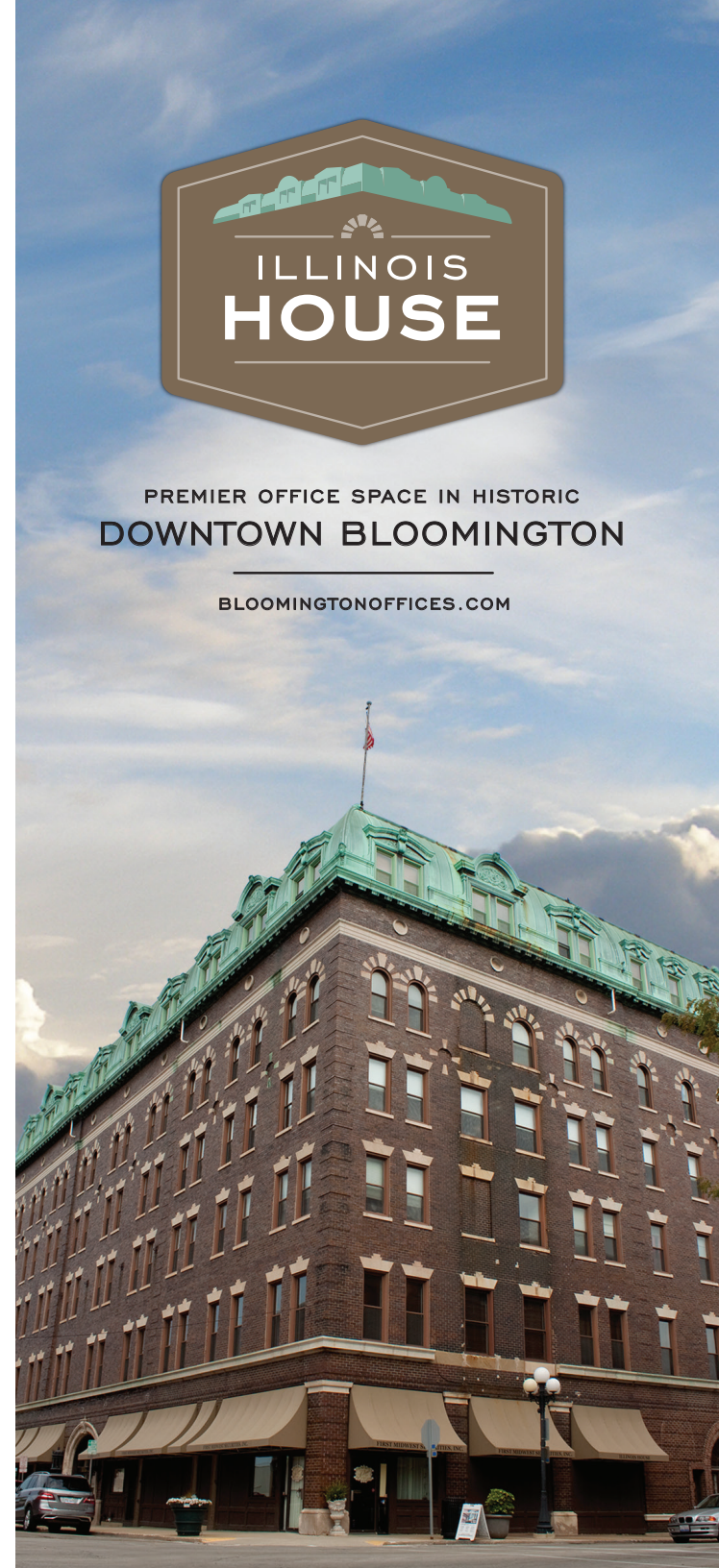
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PREMIER OFFICE SPACE IN HISTORIC  
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## PROFESSIONAL SERVICES

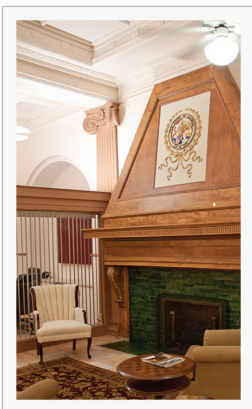
Illinois House continues to provide its tenants with exceptional and timely service featuring:

- *On-site building manager*
- *Full-time maintenance professional*
- *Affordable housekeeping*
- *On-site, dry storage options*



## UNIQUE SPACES

The copper-topped, all brick building is enveloped by six floors of traditional style and impressive space, making sure guests are greeted with elegant arched doorways, hardwood accents and marble staircases that lead them to professional office spaces rich in natural light.



## CONVENIENT LOCATION

Illinois House is a local landmark that continues to be appreciated by tenants and the community. Located in the heart of Downtown Bloomington, tenants and guests benefit from a variety of conveniences including:

- *Access to the courthouse and local government offices*
- *Close proximity to restaurants, retailers and banks*
- *On-street parking for clients*
- *Protected parking garage*

## TENANT BENEFITS

To protect our tenants from fluctuating costs, we offer Net Lease Agreements with a fixed monthly payment. Illinois House pays for all major tenant utilities, including heat, air conditioning, water and electricity (telephone and internet services not included).

*On-site owner is committed to serving tenant needs.*

## REALTOR INVOLVEMENT

Forging relationships since 1977, Illinois House has invested in working closely with commercial real estate agents. Interested parties seeking a profitable relationship should contact Illinois House.



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