



**INDIANA'S
DESTINATION
FOR
INNOVATION**



THE FORGE

AT TRADES DISTRICT

The Forge represents a major new investment in the Trades District – Bloomington’s innovation district. Together, with the transformational CHIPs-related investments at NSWC Crane Westgate and IU’s renewed focus on taking a leading role in driving regional economic development, the Trades District is poised to become a dynamic hub for collaboration and acceleration of our regional innovation clusters.

The Trades District is a transformative urban redevelopment project located in the heart of Bloomington, Indiana. This 12-acre development represents the city's vision for a dynamic, innovative, and sustainable mixed-use district that encourages economic development, creativity, and collaboration.

HIGHLIGHTS

- New Construction
- Shared Training/Conference Room
- Social Hub
- Rooftop Deck
- Public Plaza
- Rooftop Solar
- Green Roof

AVAILABLE NOW

\$21.53/SF/YR + CAM
\$166/SF TI ALLOWANCE

617 N. MADISON ST

PROPERTY DETAILS

Property Type	Office	Year Built	2024
Total Building Size	22,000 SF	Tenancy	Multiple
Building Class	A	Zoning	Mixed Use MD-ST

UNITS AVAILABLE

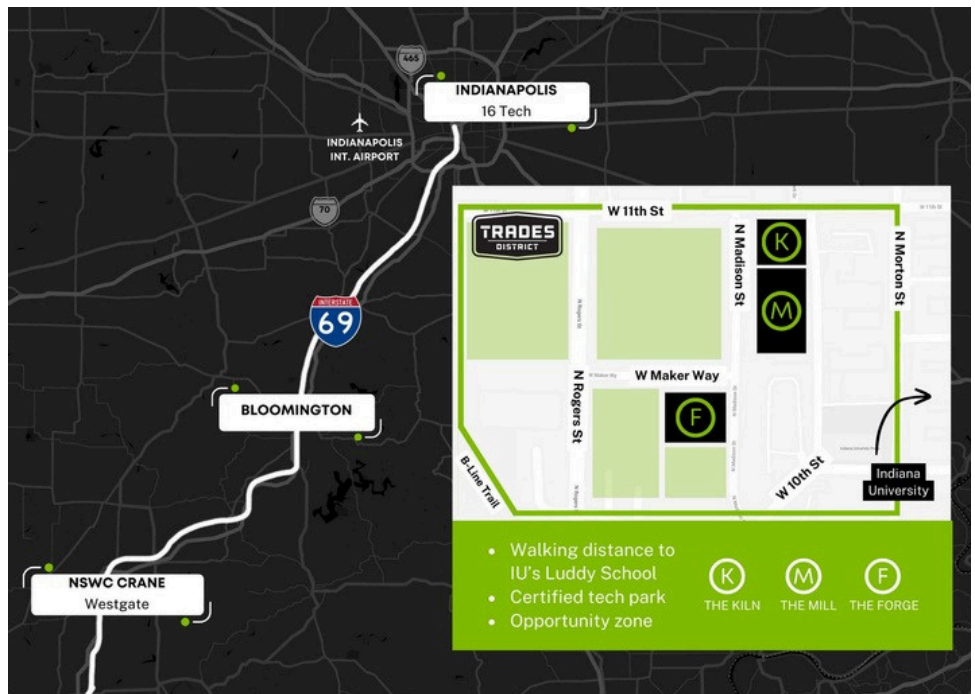
1st Floor	1875-
Flexible Suites	4300 SF

2nd Floor LEASED

2nd Floor	2251 -
Flexible Suites	7678 SF

LEASE TERMS: 1-5 YEARS

SF FLEXIBLE BASED ON TENANT'S NEEDS



FOR MORE INFORMATION CONTACT:
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☎ +1.202.420.8594

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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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