

Southside Office Suite

1297 Toronto Rd. Suite C, Springfield, IL



Available Leasing Sq. Ft.: 990 Sq. Ft.

Total Building: 3,090 Sq. Ft.

Property Year Built: 1993

Lease Price: \$1,350/ Month + utilities

Zoning: B-1 Highway Business Service District
(City of Springfield)

Traffic Count: 12,900 ADT

Imagine the possibilities for your business' growth with this excellent office space nestled near the interchange of I-55 & Toronto Road, as well as, the Univ. of IL – Springfield & Lincoln Land Community College campuses. This prime location offers convenience & functionality. The space has a separate entrance with direct access to ample parking. Inside, you'll find a welcoming front reception room, storage space, a private office, & a generously sized room providing flexibility for multiple workstations or a conference room.

Enjoy the added benefit of numerous dining options nearby, perfect for client meetings or grabbing a quick bite to eat. Don't miss out on this exceptional chance to establish your business in a vibrant & thriving community.

Contact us today to schedule a viewing!

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed.

NOTICE OF AGENCY: **Todd P Smith Real Estate, Inc.** is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

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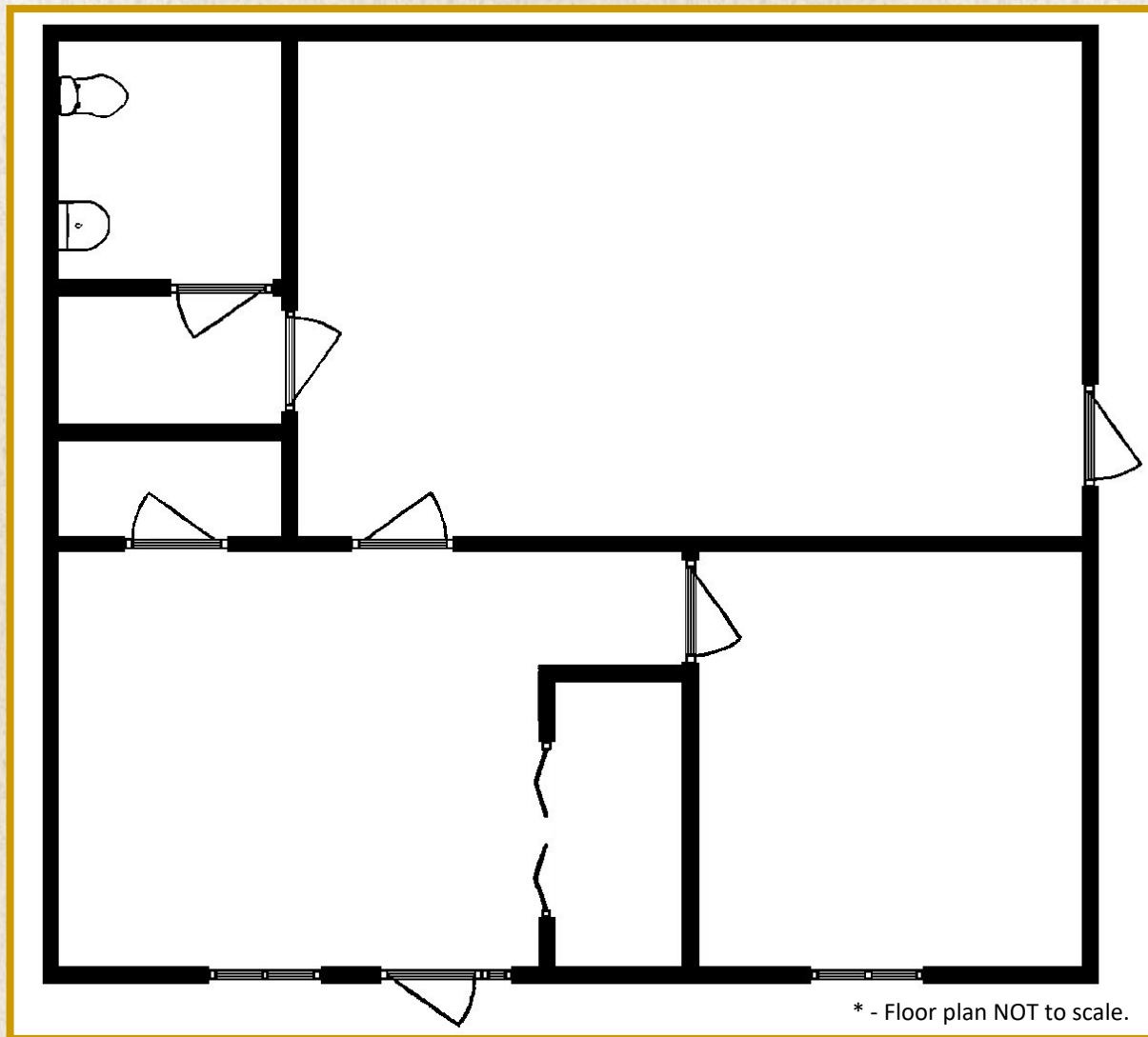
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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First Floor



<u>Floor Available Space</u>	<u>Leasable SF</u>	<u>Rental Rate</u>
Suite C	+/- 990 SF	\$1,350.00/Month + Utilities

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