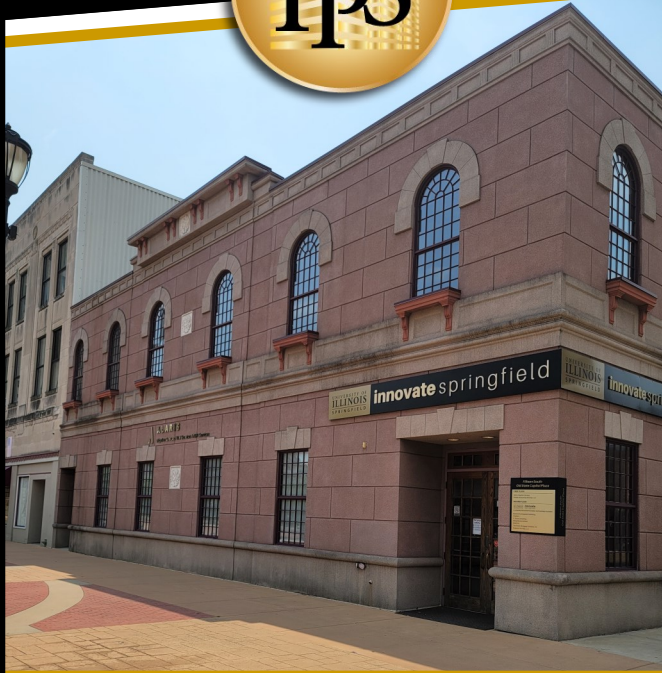


15 Old State Capitol Plaza Springfield, IL

FOR LEASE



Available SF:	Space 1:	+/- 1,213	\$8.50 SF/YR NNN
	Space 2:	+/- 940	\$8.50 SF/YR NNN
	Space 3:	+/- 635	\$8.50 SF/YR NNN
Zoning:	S-3 (City of Springfield)		
Total building SF:	+/- 14,688		
NNN Estimate:	\$5.32/SF		

The information found in this brochure is for informational purposes only, & 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 & no liability for errors or omissions is assumed.

NOTICE OF AGENCY: Todd P Smith Real Estate, Inc. is the exclusive agent for the seller/



Co-Brokerage:



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

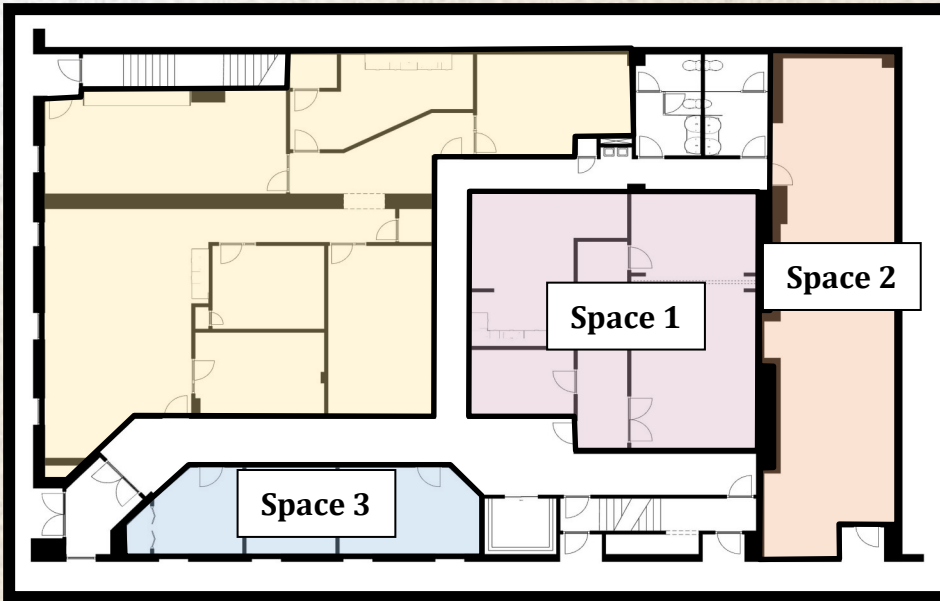
Contact: Todd P Smith **Email:** todd@tpsmithre.com
Phone: 217.441.8000 **Website:** www.TPSmithRE.com



Arthur F Seppi, Broker Owned
Douglas J Kent, Designated Managing Broker

15 Old State Capitol Plaza Springfield, IL

FOR LEASE



*Floorplan not to scale

Class "A" office or retail space on Old Capitol Plaza overlooking Historic Old State Capital and Abe Lincoln historic sites. Great location with brick exterior. Interior consists of quality carpet with marble inlay foyer. The floor plan is mostly open. **Space 1** is designed for mostly office, while **Space 2** has many usage options, including retail and restaurant. **Space 3** is designed for office space. This building is a class A construction and full of character and charm.

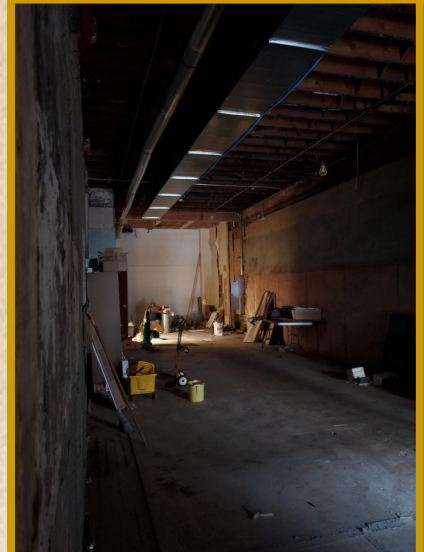
Space 1: +/- 1,213 SF Space is in excellent condition, Built as a Financial Services Offices.

Space 2: +/- 940 SF Exterior door off 5th Street, Great exposure, Character & Charm.

Space 3: +/- 635 SF Large windows overlooking 5th Street.

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**Photos of Space 2 :
208 South 5th Street**

Co-Brokerage:



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