

PREMIERE OFFICE SPACE – FOR LEASE

The Wabash Building

1999 Wabash Avenue | Springfield, Illinois



Located at the Northwest Corner of Chatham Road and Wabash,
The Wabash Building is situated in the center of commercial activity of Springfield.

- Fresh , bright and clean with lots of natural light
- Tenant signage visible to over 25,000 cars per day
- Collaboration areas in beautiful open atrium space
- Small to large office spaces
- Fiber connectivity and high speed internet available
- Over 200 complimentary on-site parking spaces
- S-2 Zoning (City of Springfield)

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.

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



TODD P. SMITH

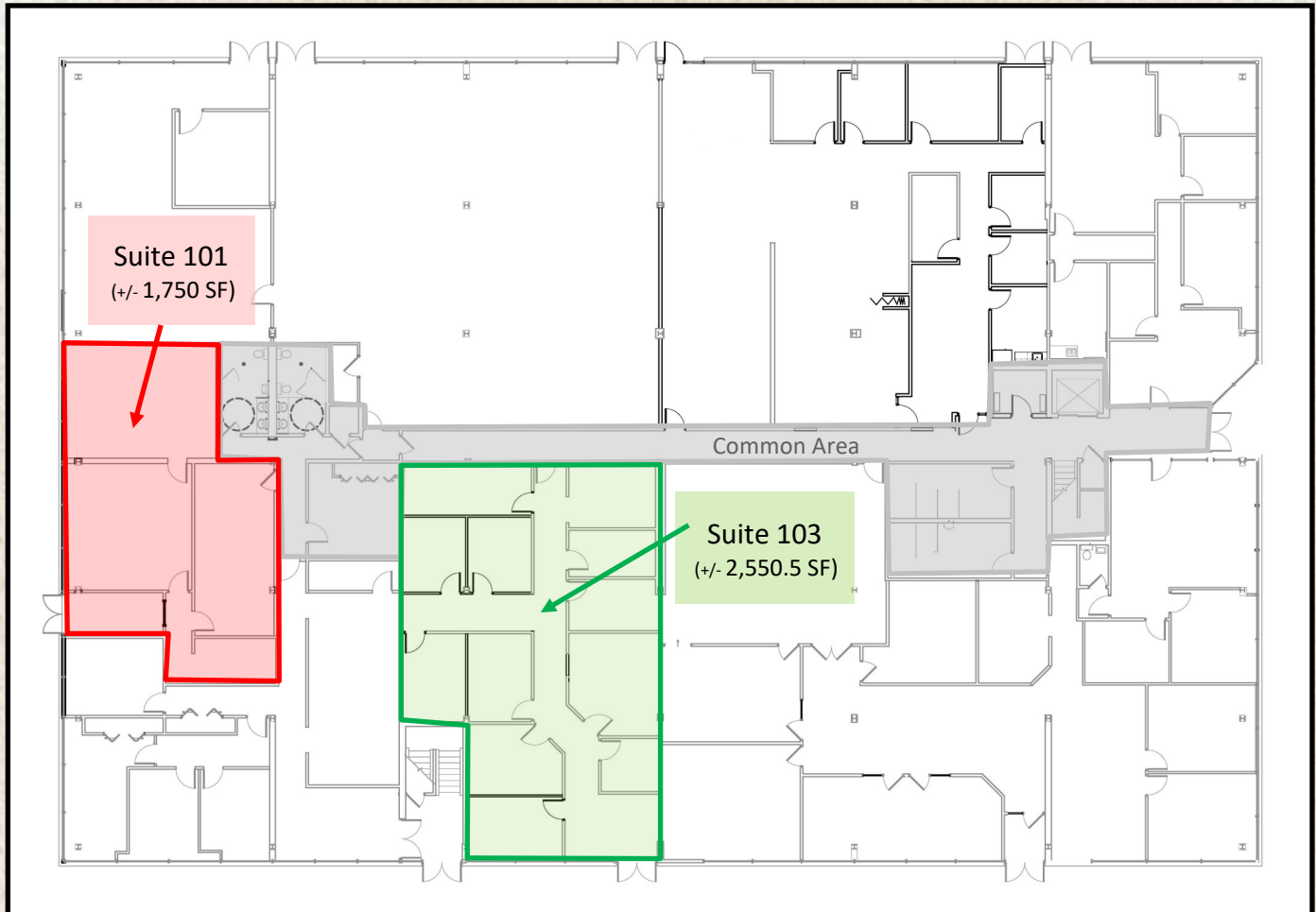
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

The Wabash Building

1999 Wabash Avenue | Springfield, IL

First Floor



* Floorplan not to scale

<u>1st Floor Available Space</u>	<u>Leasable SF</u>	<u>Lease Rate</u>
Suite 101	+/- 1,750 SF	\$2,200.00/ Month*
Suite 103	+/- 2,550.5 SF	\$3,500.00/Month*



* - Rental space is modified for 1st year of lease term, annual escalation rates TBD.
 Tenant is responsible for telephone/data and internal janitorial.

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.

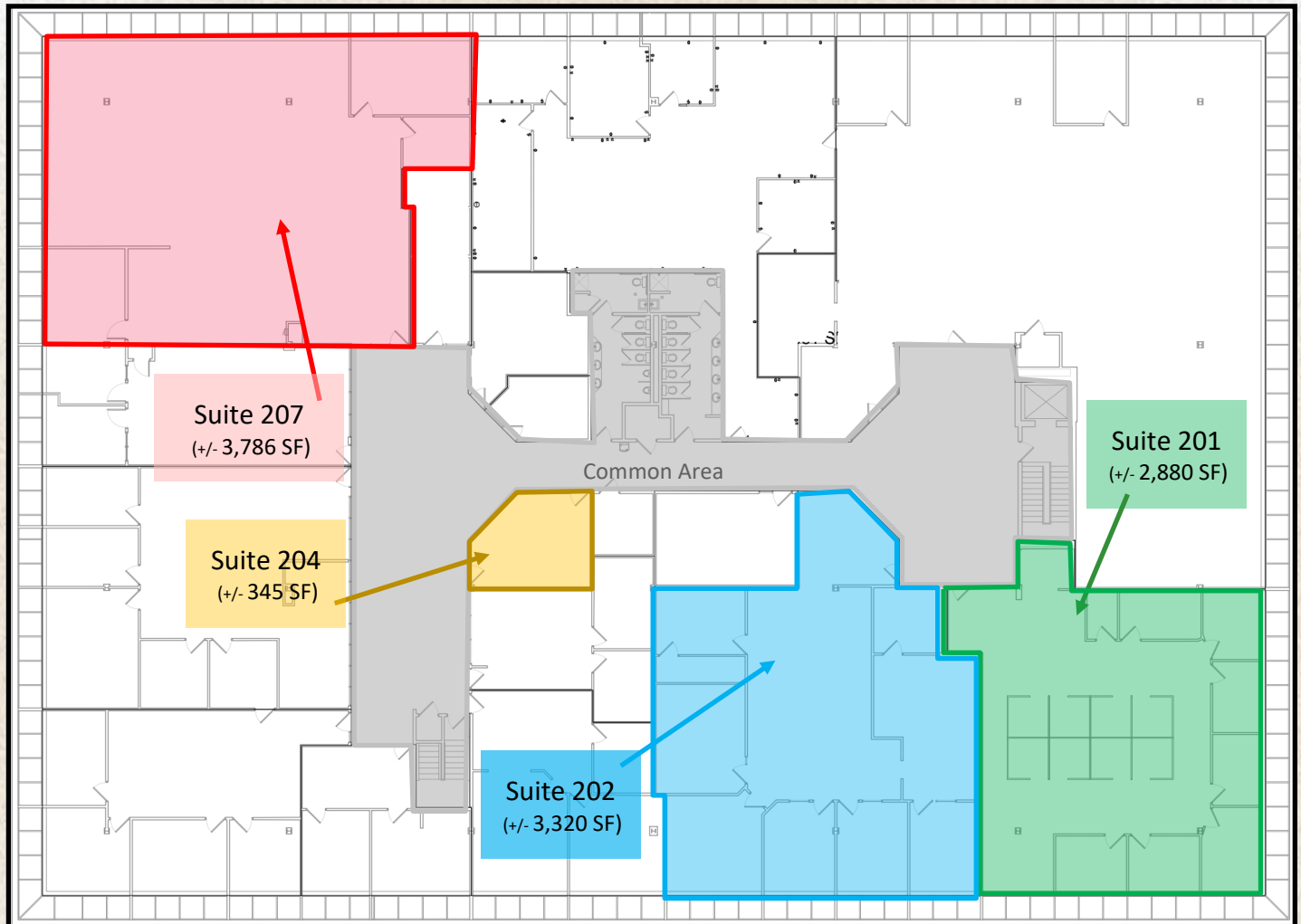
Contact: Todd P Smith
Phone: 217.441.8000
Email: todd@tpsmithre.com
Website: www.TPSmithRE.com

 **TODD P. SMITH**
 COMMERCIAL REAL ESTATE
 Todd P Smith, Designated Managing Broker

The Wabash Building

1999 Wabash Avenue | Springfield, IL

Second Floor



2nd Floor Available Space	Leasable SF	Lease Rate
Suite 201	+/- 2,880 SF	\$4,080.00/Month*
Suite 202	+/- 3,320 SF	\$4,703.00/Month*
Suite 204	+/- 345 SF	\$675/Month*
Suite 207	+/- 3,786 SF	\$4,750.00/Month*

* Floorplan not to scale



* - Rental space is modified for 1st year of lease term, annual escalation rates TBD. Tenant is responsible for telephone/data and internal janitorial.

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.

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



TODD P. SMITH
 COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

The Wabash Building

1999 Wabash Avenue | Springfield, IL



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.

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



TODD P. SMITH
 COMMERCIAL REAL ESTATE
 Todd P Smith, Designated Managing Broker