

# For Sale or Lease

## Professional Office Space

### 2341 West White Oaks, Springfield, IL



**Sale Price:** \$550,000  
**Total Building Size:** +/- 5,200 SF  
**Zoning:** PUD (City of Springfield)

**Lease Price:** \$16.00/SF/YR plus utilities  
**Available Leasable Space:** +/- 3,700 SF

#### ***+/- 5,200 SF Property in a fantastic location with great curb appeal***

Site offers convenient access, just off Veterans Parkway & Iles Ave. The +/- 3,700 SF available space includes private offices, conference room, a generous work/storage room, a kitchenette, ensuite rest rooms and more. This property is located in a thriving mixed-use area including many other offices, retail, restaurants, and residential development. In lease space, Tenant is responsible for utilities, telephone/data and internal janitorial. The property is part of the Koke Mill East Office Plaza Association, and its covenants, conditions and restrictions.

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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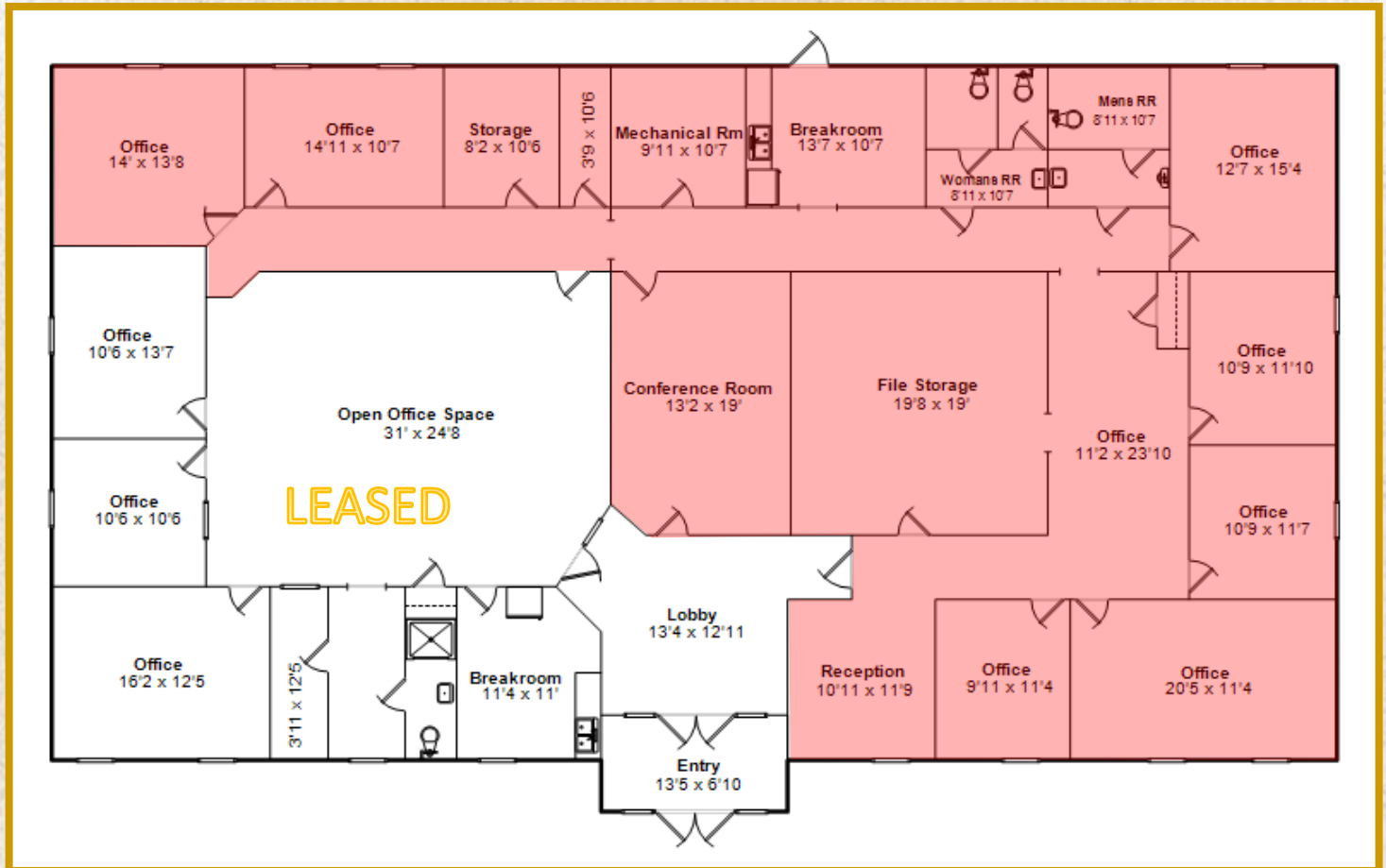
Todd P Smith, Designated Managing Broker

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+/- 3,700SF Office For Lease—Highlighted



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