

PROFESSIONAL OFFICES FOR LEASE

2501 Chatham Road, Springfield, IL



Lease Rate: \$15.50 Gross

Zoning: R-5B (City of Spfld)

Available Suites: Suite 110 = +/- 2,537 sf
Suite 310 = +/- 4,429 sf
Entire 3rd Fl = +/- 8,743 sf

Total Building: +/-32,500sf

Well maintained professional west side office building

Excellent Location! 2501 Chatham Rd is well located in the Montvale Development near many retail, restaurant, services, and other offices. This is a beautiful office building with a quality presence and a comfortable environment. Your business name on the multi-tenant monument yard sign can be visible to nearly 20,000 cars per day. Free on-site parking. There are various sized spaces available on the first and third floors of this multi-tenant building. Be sure to include this in your search. You will be glad you did!

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



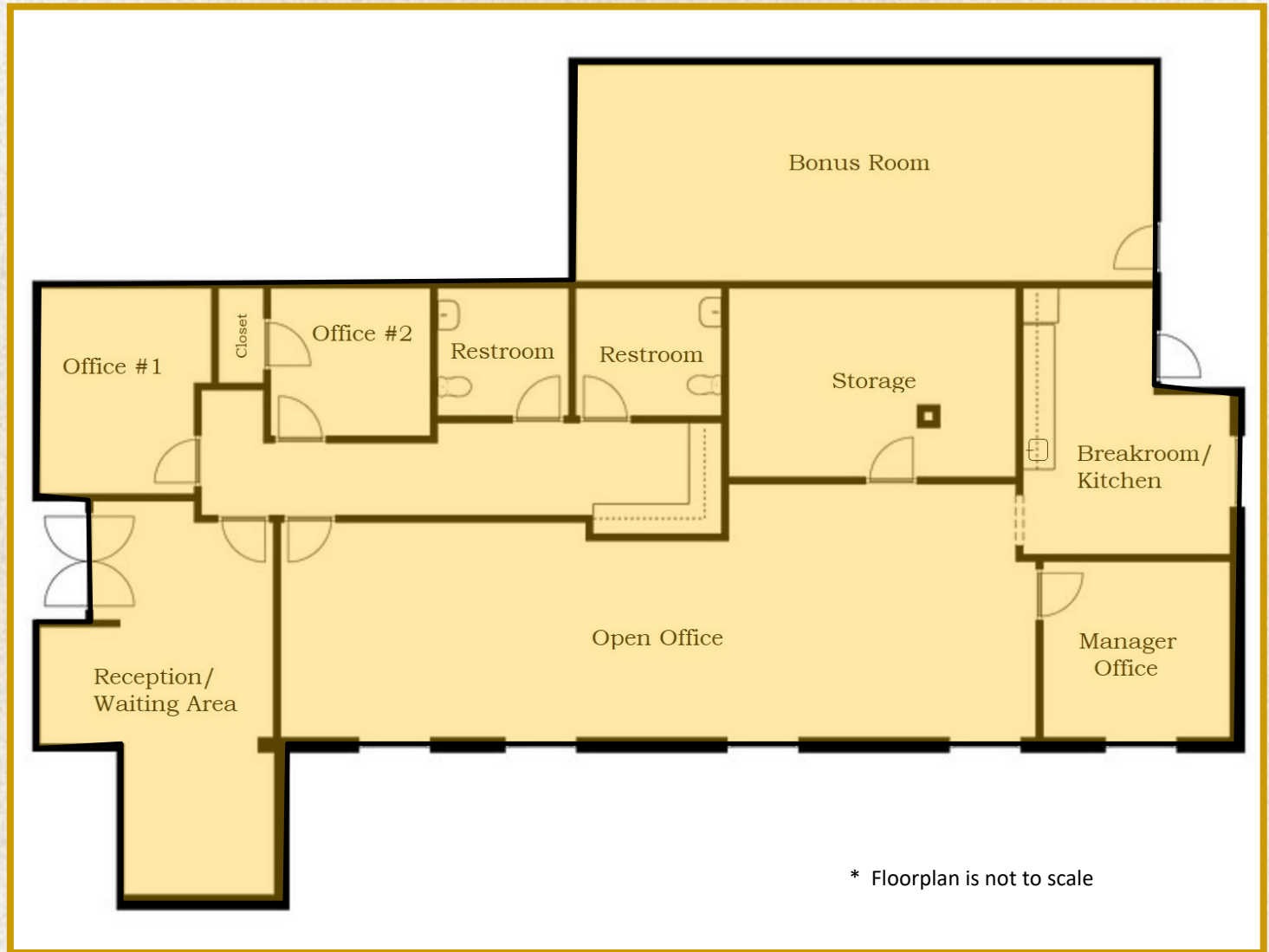
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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2501 Chatham Road, Springfield, IL

Suite 110 — First Floor



First Floor Available Space

Suite 110

Leasable SF

+/- 2,537 SF

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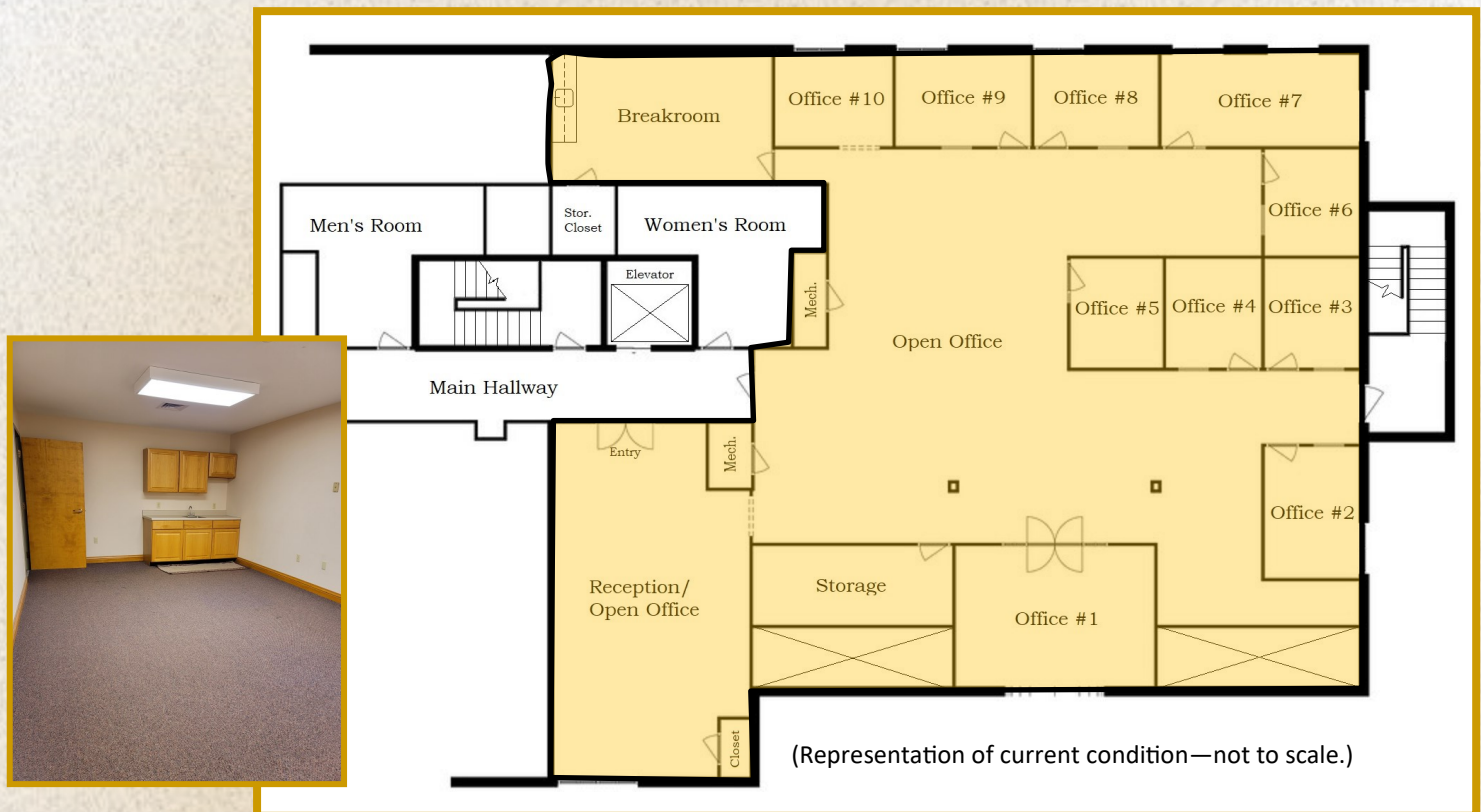
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Suite 310 — Third Floor



Third Floor Available Space

Leasable SF

Suite 310

+/- 4,429 SF

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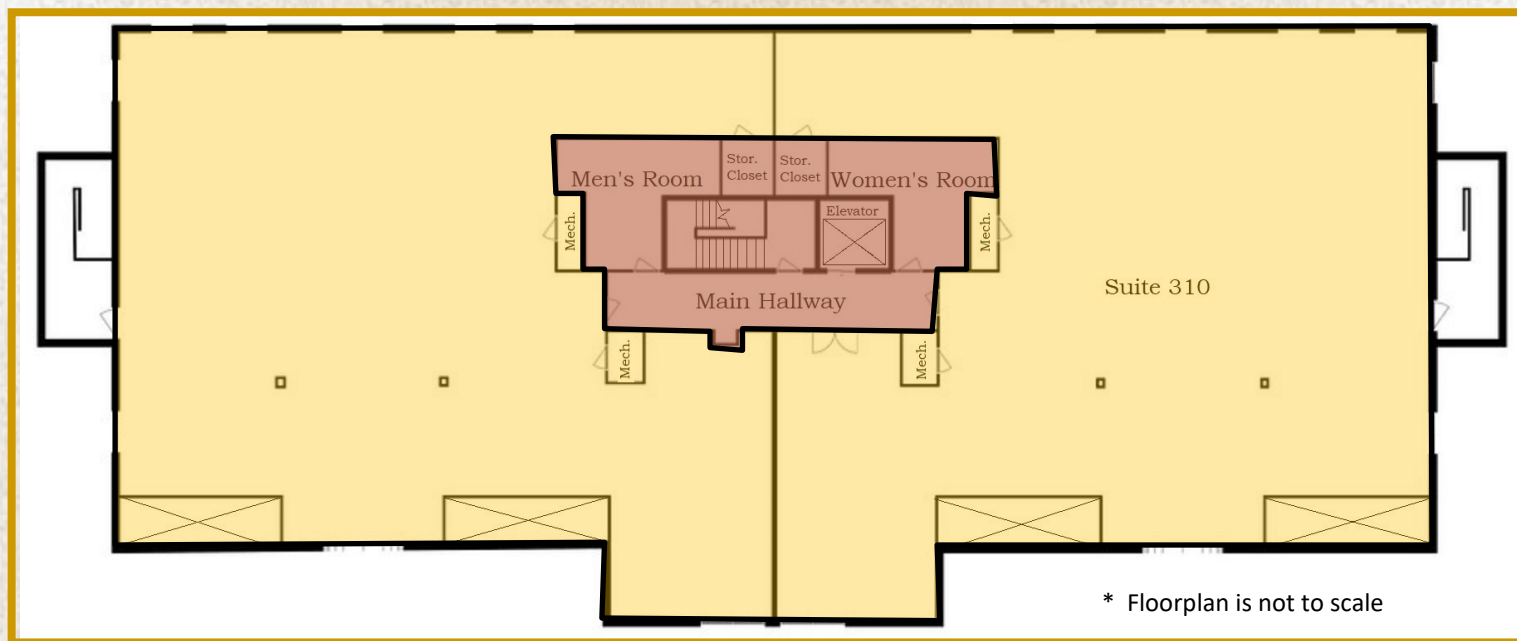
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Entire Third Floor



Third Floor Available Space

Leasable SF

Entire Floor

+/- 8,743 SF

(Base layout of space—not current condition)



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