

# Office Space Available For Lease

## 2715-B W Monroe Springfield, IL



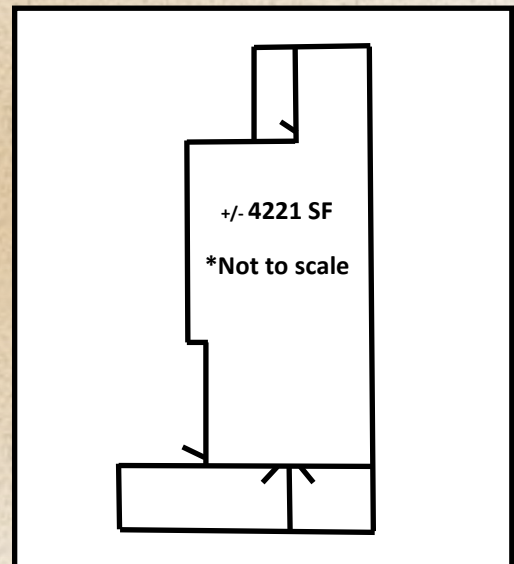
**Lease Price:** \$14/SF/YR/Modified Gross Lease

**Total Building:** +/- 25,200

**Zoning:** S-2 (City of Springfield)

**Available SQ FT:** +/- 4,221

- East of the intersection of Veterans Pkwy & Monroe St.
- Convenience and Visibility:  
Average Daily Traffic on Monroe—21,500  
Average Daily Traffic on Veterans—31,900
- New paint and carpet installed
- Parking on three sides of the building
- Two large private offices with transom window
- Open concept floorplan with lots of natural light
- File room / storage area
- Common area restrooms



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