

Office Space for Lease

3000 Professional Dr., Springfield, IL 62703



Available Space:	Leasable Square footage	Price
Suite A	+/- 1,260 Sq. Ft.	\$1650/ Month, Gross
Suite B	+/- 860 Sq. Ft.	\$1250/ Month, Gross
Suite B - Individual Office		\$425/ Month, Gross
Suite 200, Individual Office J		\$450/Month, Gross

You will be proud to have your clients & customers visit your office at 3000 Professional Drive.

This is a wonderful building with lots of curb appeal in an excellent location. The available lower-level **Suite A** is immediately across from the elevator/stairs and has 2 private offices and open space. Adjacent **Suite B** is also available. Grab this opportunity to lease an office in this beautifully maintained property. Amenities in the building include a large, shared break room with a full kitchen, conference/training rooms for daily rental, elevator, and shower/locker facilities to name a few. The Park South commercial development is well located with quick access to I-55/I-72, Downtown Springfield, and all other areas of Springfield, IL. Be sure to check out this comfortable professional office building!

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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Lower Level



SUITE B

Suite B (Individual Office)
Office = +/- 100 Sq. Ft.
\$425/Month, Gross



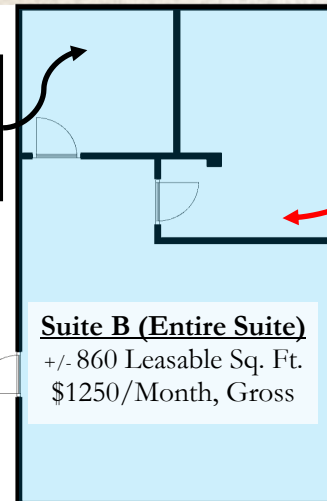
Shared Kitchen



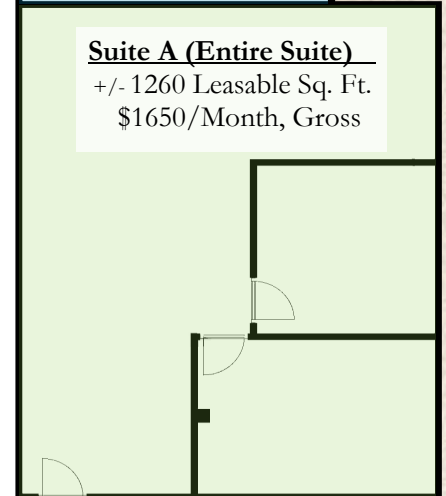
SUITE A



SUITE A

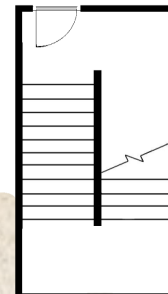


Suite B (Entire Suite)
+/- 860 Leasable Sq. Ft.
\$1250/Month, Gross



Suite A (Entire Suite)
+/- 1260 Leasable Sq. Ft.
\$1650/Month, Gross

LEASED
-
Month to
Month



*Floorplans not to scale

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