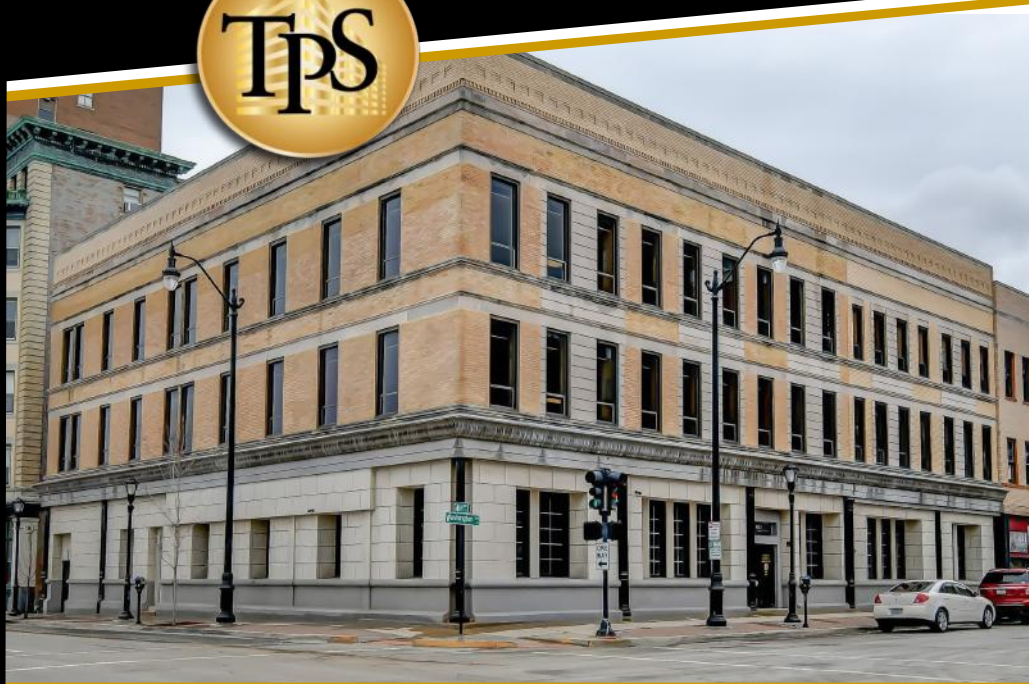


# PROPERTY FOR SALE OR LEASE

401 E. Washington - Springfield, IL



**Total building SF:** +/- 24,000

**Available SF:** +/- 18,283

**Zoning:** S-3 (City of Springfield)

**Sale Price:** \$995,000

**Lease Price:** \$9-\$9.50/SF/YR Mod Gross  
\*Utilities Included in base rent

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



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COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

# PROPERTY FOR SALE OR LEASE

401 E. Washington - Springfield, IL

- Great investment or redevelopment opportunity in the revitalization of Downtown Springfield.
- 24,000+/- SF historical district building located in Downtown TIF district
- 1st floor offers approximately 2283+/- SF of available space at \$9.50/SF/YR
- 2nd & 3rd floor available suites offered at \$9.00/SF/YR:
  - 2600+/- SF
  - 4700+/- SF
  - 7500+/- SF
- Modified Gross Leases—utilities are included in base rent
  - Tenant is responsible for internal janitorial, telephone, WIFI, and any improvements.
- Each floor is currently finished as office space
- 1 block from The Farmer's Market, mass transit, Old State Capitol Plaza, Kidzeum Children's Museum, and many other restaurants, businesses, and gathering spaces.



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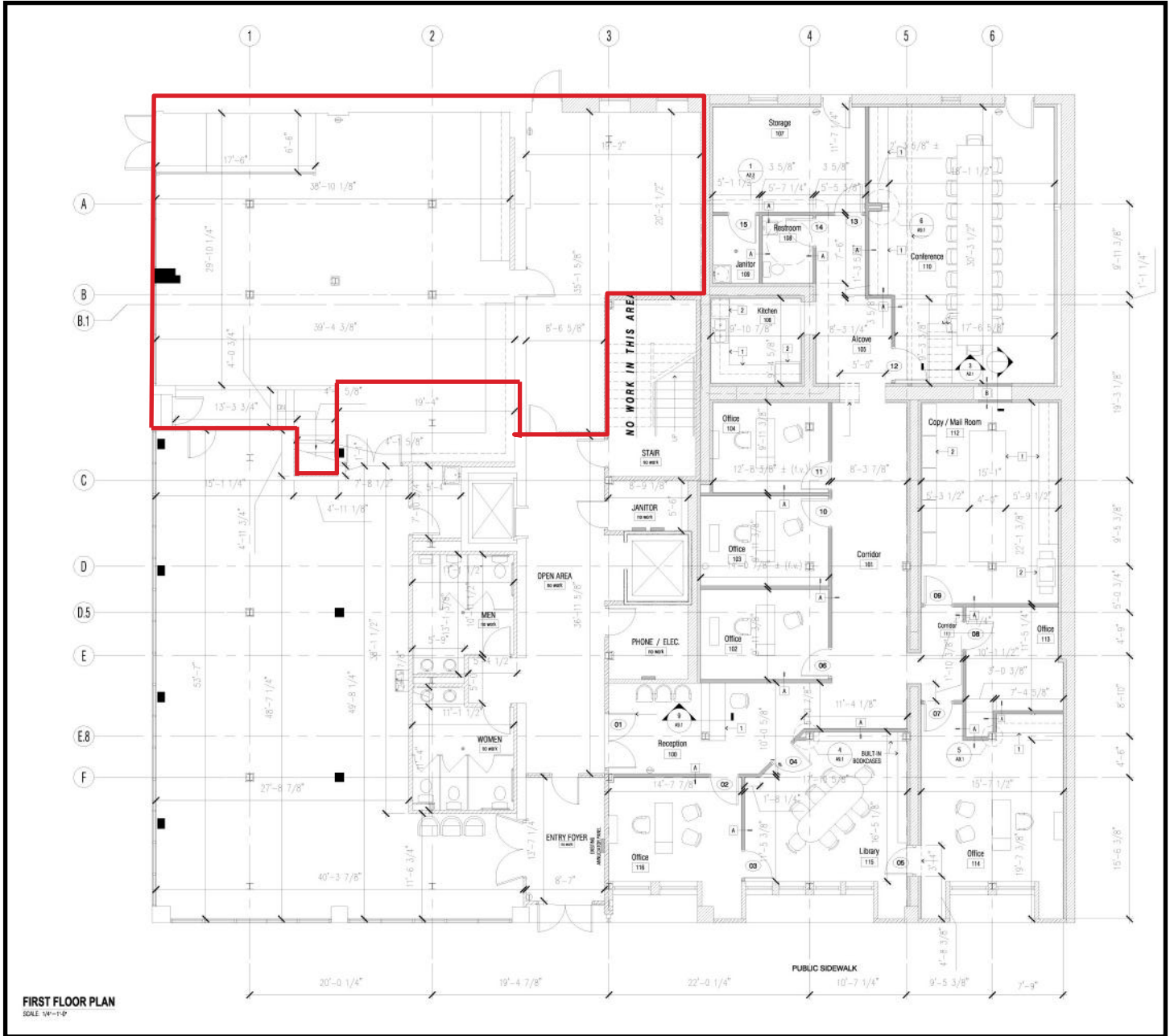


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# QUALITY OFFICE SPACE FOR LEASE

## First Floor, 401 E. Washington Springfield, IL



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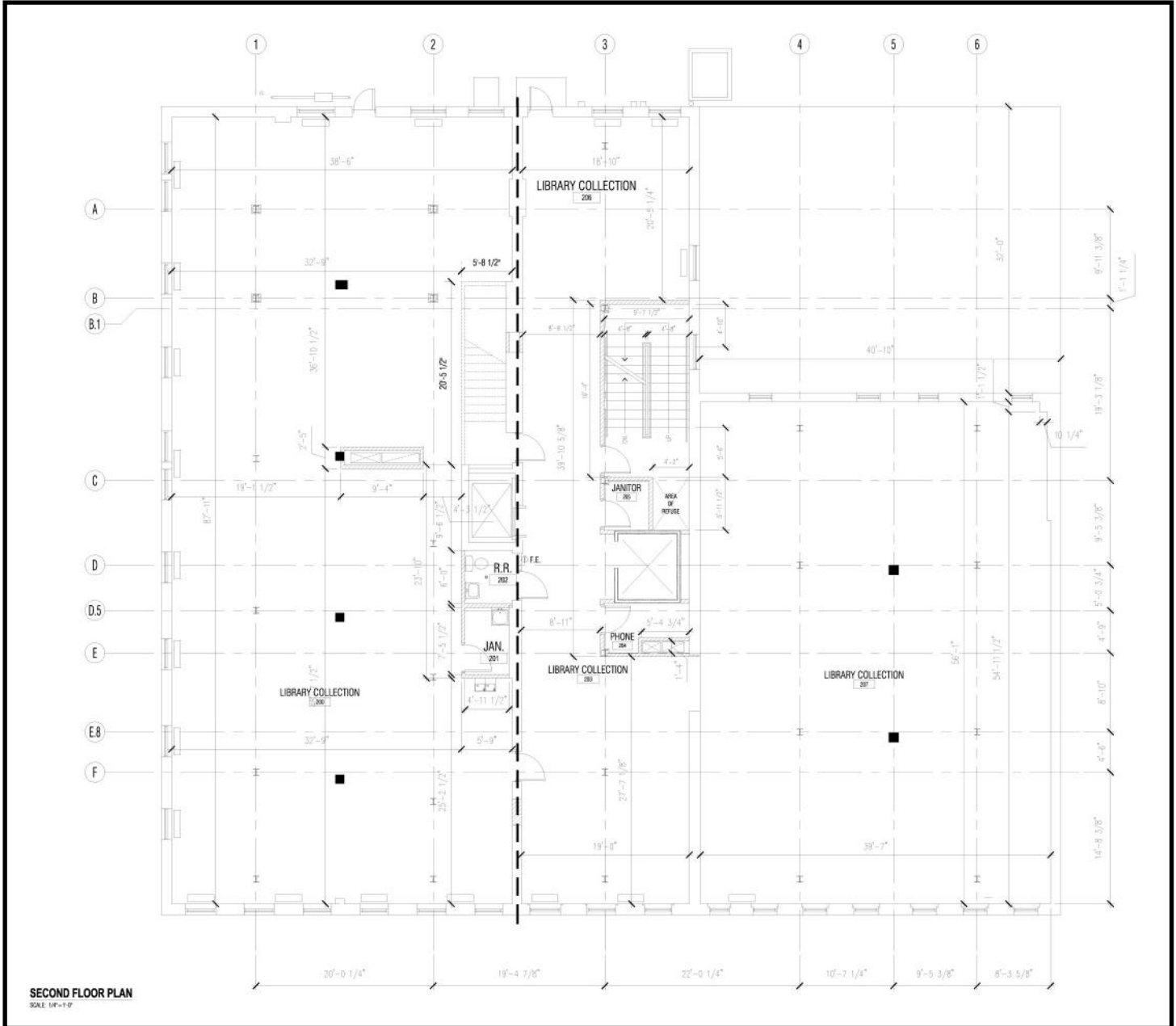
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# QUALITY OFFICE SPACE FOR LEASE

Second and Third Floor, 401 E. Washington Springfield, IL



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