PROPERTY FOR SALE OR LEASE
401 E. Washington - Springfield, IL

Total building SF: +/- 24,000
Available SF: +/- 20,500
Zoning: S-3 (City of Springfield)
Sale Price: $1,200,000
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

Todd P Smith, Designated Managing Broker
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 4500 SF of leasable 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, Kidzeum, and many other restaurants, businesses, and gathering spaces.

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QUALITY OFFICE SPACE FOR LEASE
First Floor, 401 E. Washington Springfield, IL

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QUALITY OFFICE SPACE FOR LEASE
Second and Third Floor, 401 E. Washington Springfield, IL

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