

509-511 W Capitol Springfield, IL

FOR SALE OR FOR LEASE



Total Building/Available SF: 43,000

Sale Price: \$2,200,000

Zoning: R-5B (City of Springfield)

Lease Price: \$8/SF/YR NNN

This building is in the State of Illinois Complex with 3 stories of 43,000 divisible SF. The interior finishes consist of quality carpet, marble halls, painted dry wall, acoustical tile ceilings, and two passenger elevators. There is underground parking in addition to on-site parking. Imagine being able to park in a secure environment, out of the cold or rain!

- *Various sizes of office space*
- *Brick exterior*
- *Quality carpet and marble halls*
- *Plenty of secure parking*

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CO-BROKERAGE:



Art Seppi, Designated Managing Broker
Broker Owned



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