

OFFICE SPACES - FOR LEASE

828 S 2nd Street, Springfield, IL



Lease Price: \$13.50/SF/YR Mod. Gross

Available: All of 2nd; Part of 1st & 3rd Floors, plus
Individual offices on 1st Floor

Available SF: Approx 8,200 sf; Various sizes

Zoning: R5-B (City of Springfield)

- Design your space the way you want in this beautifully renovated 4-story office building
- Flexibility for single-room, or a variety of office suites from 1,050 SF up to +/-8,200 sf
- Free Parking with +/- 65 on-site parking spaces
- Access to large state-of-the-art training/conference room
- On-site owner/manager
- Available space is a combination of vanilla box and finished space conditions
- Across the street from the Inn at 835 Boutique Hotel & Event Center

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Contact: Todd P Smith
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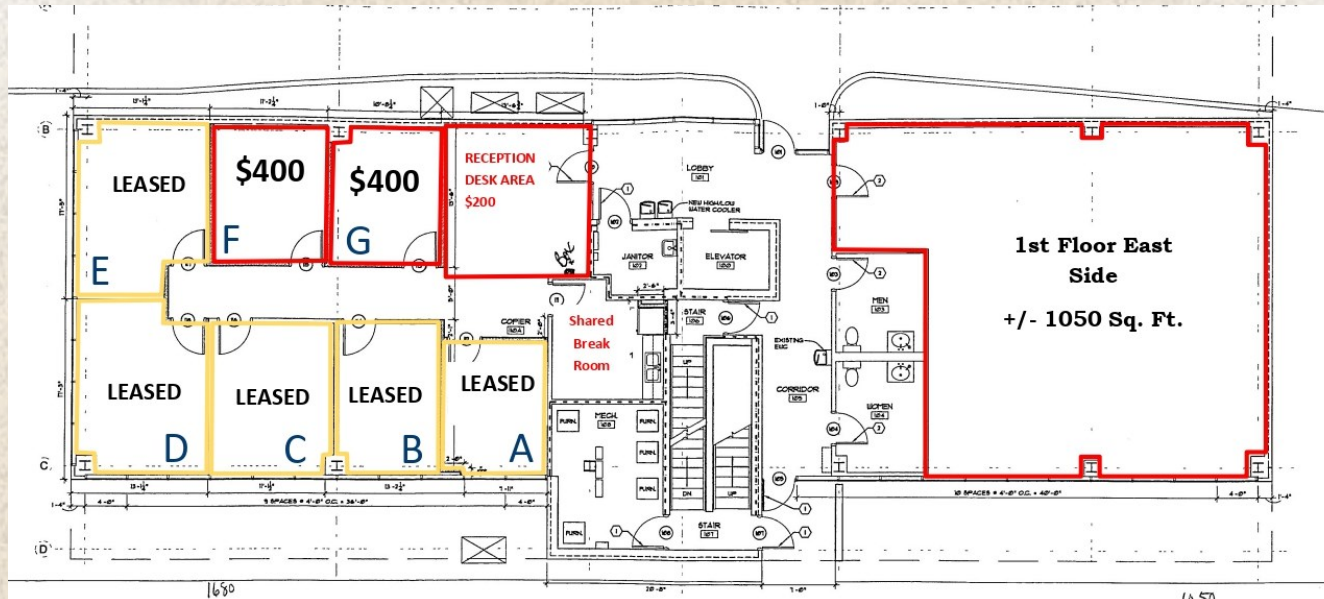
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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First Floor



* Not to Scale

First Floor Available Space	Leasable SF	Monthly Rental Rate	Space
First Floor Single Office 'F'	+/- 132 SF	\$400*/mo. Gross	Interior
First Floor Single Office 'G'	+/- 132 SF	\$400*/mo. Gross	Interior
Reception Desk Area		\$200*/mo. Gross	Interior
First Floor East Suite	+/-1,050 SF	\$13.50/SF/YR Mod Gross	Window

* Single Offices 'B', 'F', 'G', and Reception Desk Area's Rent amount includes utilities. All other spaces, the tenant is responsible for utilities. Internal janitorial & telephone/data are tenant responsibilities in all spaces.

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Second Floor



** Not to Scale*

<u>Second Floor Available Space</u>	<u>Leasable SF</u>
Second Floor East Suite	+/-2,241 SF
Second Floor West Suite	+/-2,646 SF

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Third Floor



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<u>Third Floor Available Space</u>	<u>Leasable SF</u>
Third Floor East Suite	+/-2,241 SF

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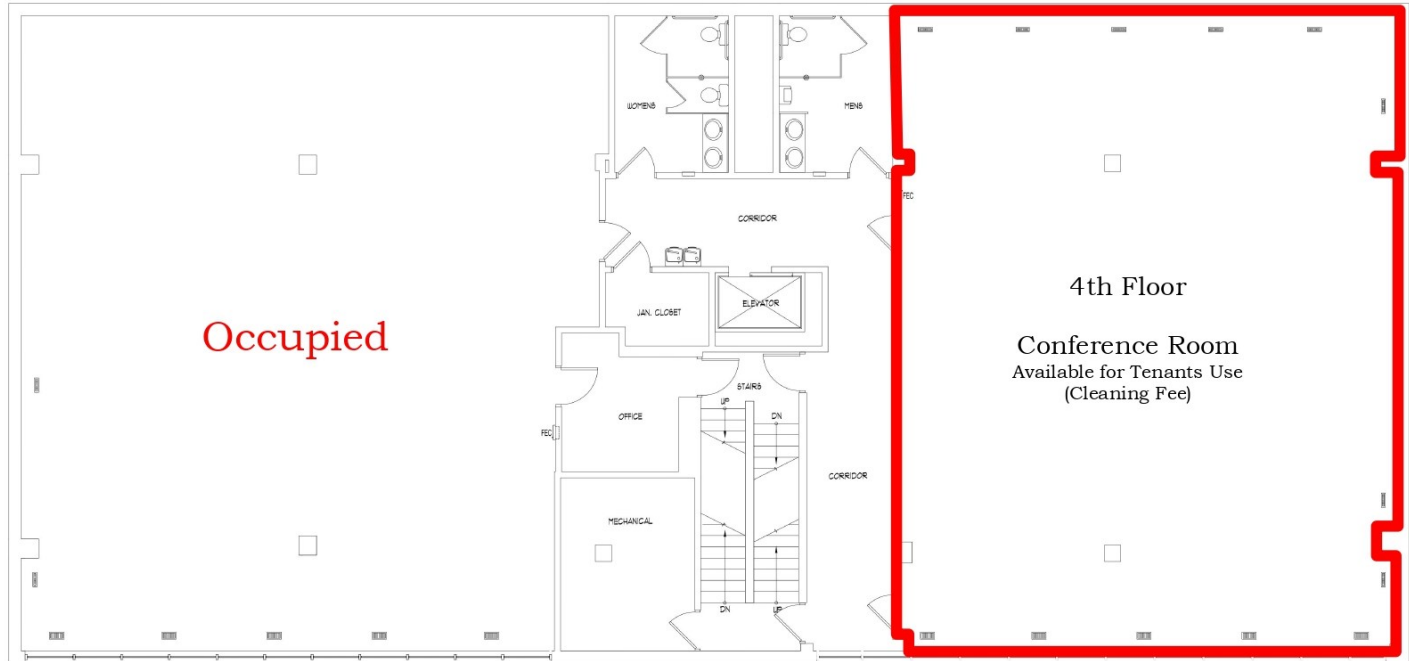
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Fourth Floor



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