

# First Floor Space For Lease

## 1320 S 2nd St., Springfield, IL



**Lease Price:** \$14.50/ Sq. Ft. Gross + Utilities

**Zoning:** S-2 (City of Springfield)

**On-site Parking!!**

**Available Leasing Sq. Ft.:** +/- 2,310 Sq. Ft.

**Property Year Built:** 1969

Remodeled in 2008 - 2024

Discover your ideal workspace in this first floor office located just south of Downtown Springfield. This inviting +/-2,300 sq. ft. of space offers great accessibility to many local businesses, as well as being just under a mile south of the IL State Capitol. Your business will possess private offices, an open workspace, electronic exterior access, two ADA bathrooms, and a break room with a kitchenette. This space allows for easy access with on-site parking. Do not miss the opportunity for your business to thrive in this ideal location. Landlord is offering the space in its current condition. Floor covering is not included in the asking rental price.

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.

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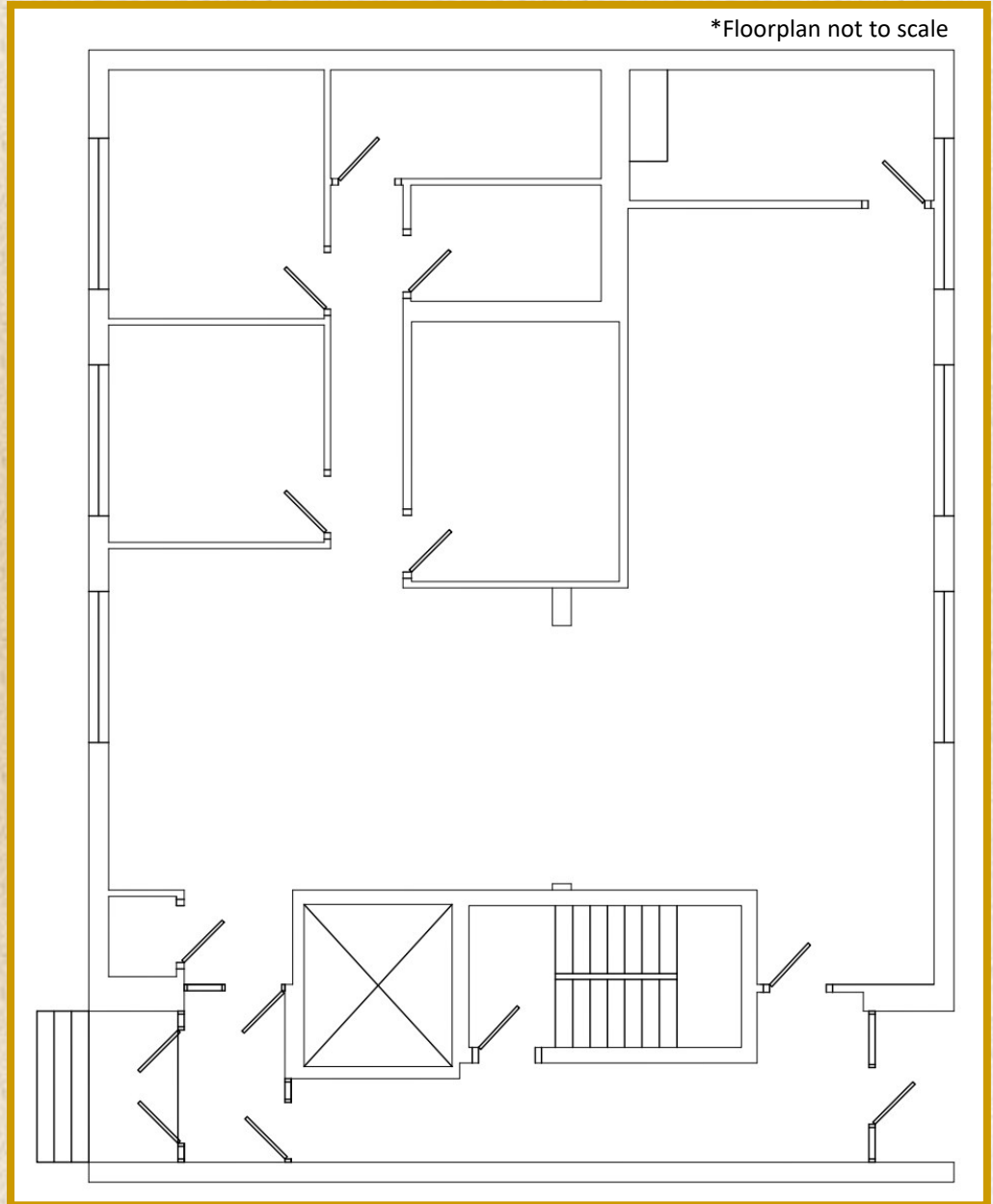
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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