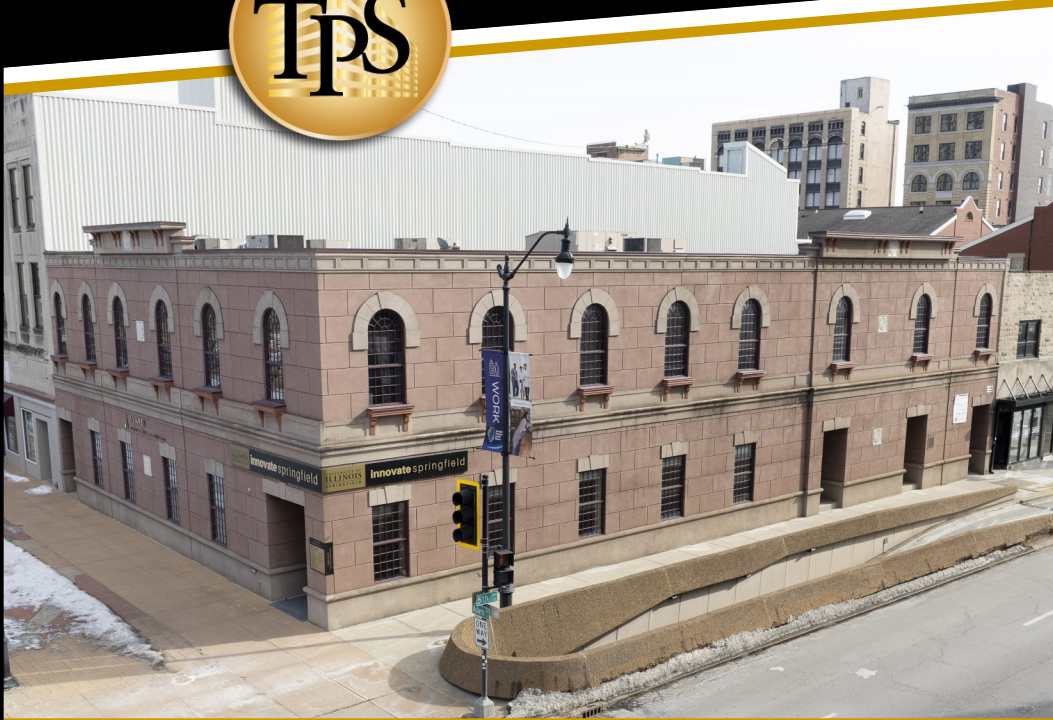


FOR LEASE - Old State Capitol Plaza

15 Old State Capitol Plaza Springfield, IL



Available SF: **Space 1:** +/- 3,204 \$ 8.50 SF/YR NNN
Space 2: +/- 635 \$ 8.50 SF/YR NNN
Space 3: +/- 1,213 \$ 8.50 SF/YR NNN
Space 4: +/- 940 \$ 8.50 SF/YR NNN

Zoning: S-3 (City of Springfield)

Total building SF: +/- 14,688

NNN Estimate: \$5.32/SF

Class "A" office or retail space on Old Capitol Plaza overlooking Historic Old State Capital and Abe Lincoln historic sites. Interior consists of quality carpet with marble inlay foyer. **Space 1** is decked out with quality finishes and multiple private offices, while **Space 2** is set up to accommodate a small office group, **Space 3** is designed for an open office space with a movable divider wall, and **Space 4** has many usage options, including retail and restaurant. Great location and the front door is just a few steps down the pedestrian mall from the access to the underground parking ramp. On-street parking is available on 5th St as well. Broker Owned.

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.

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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

FOR LEASE - Old State Capitol Plaza

15 Old State Capitol Plaza Springfield, IL



Space 1: +/- 3,204 SF Space is in excellent condition, Built as a Financial Services Offices.

Space 2: +/- 635 SF Large windows overlooking 5th Street.

Space 3: +/- 1,213 SF Large open office area that can be divided for multiple uses.

Space 4: +/- 940 SF Exterior door off 5th Street, Great exposure, Character & Charm.

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.

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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

FOR LEASE - Old State Capitol Plaza

15 Old State Capitol Plaza Springfield, IL

Space 1



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.

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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

FOR LEASE - Old State Capitol Plaza

15 Old State Capitol Plaza Springfield, IL

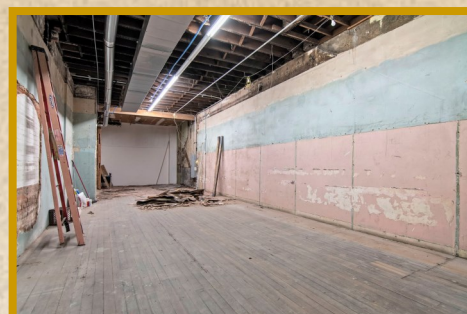
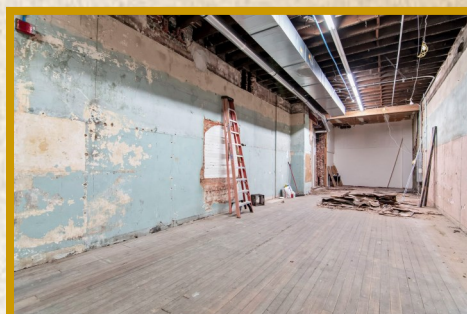
Space 2



Space 3



Space 4



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.

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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker