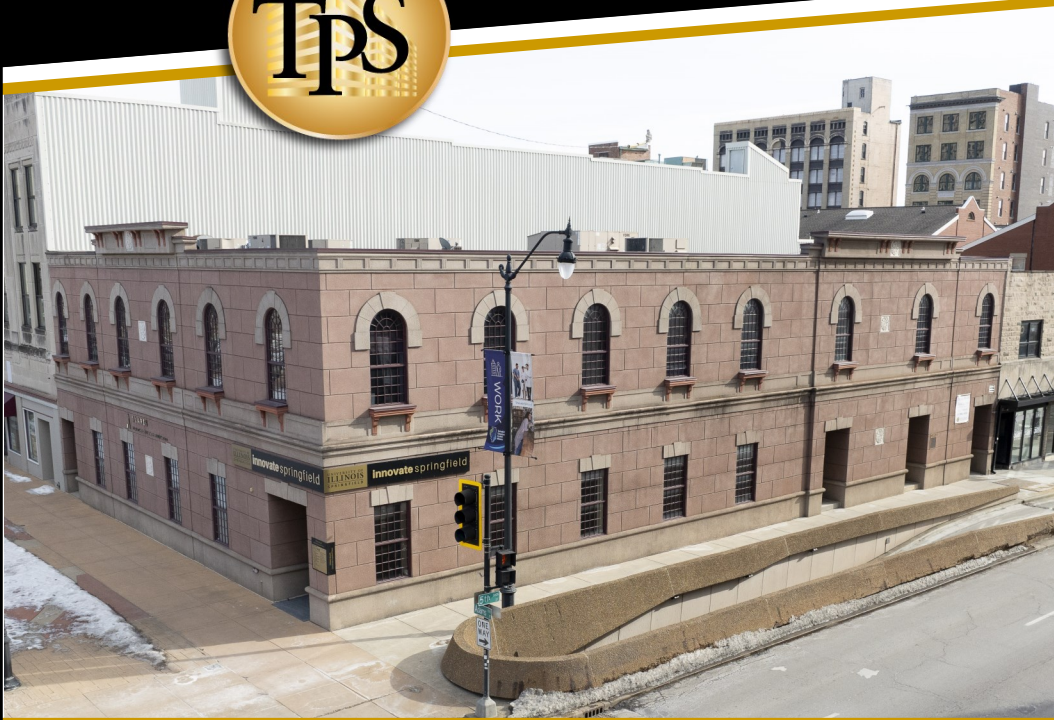


FOR LEASE - Old State Capitol Plaza

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 's** 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.

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Co-Brokerage:



TODD P. SMITH
 COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

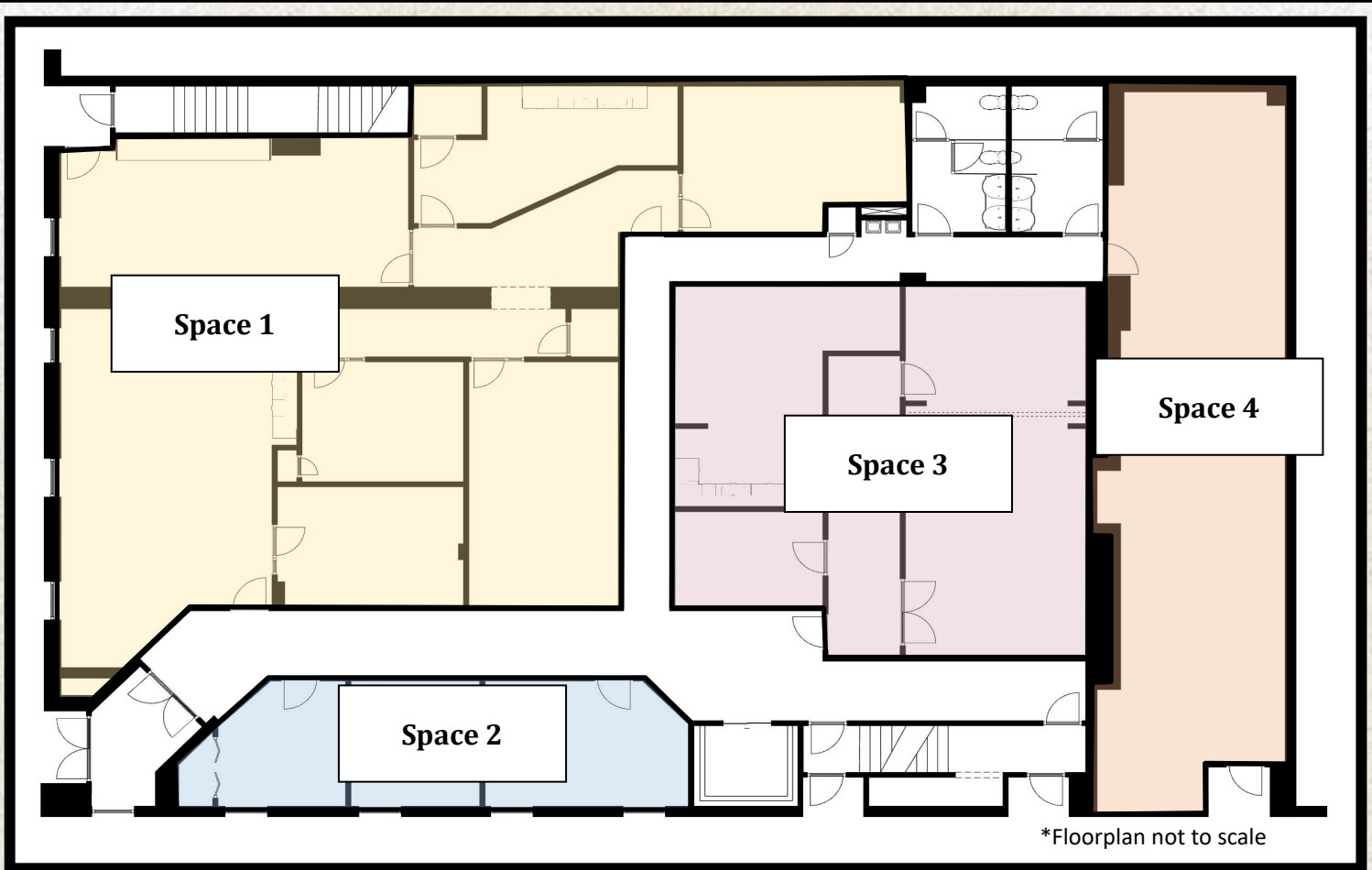
Contact: Todd P Smith **Email:** todd@tpsmithre.com
Phone: 217.441.8000 **Website:** www.TPSmithRE.com



Arthur F Seppi, Broker Owned
 Douglas J Kent, Designated Managing Broker

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- 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.

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Space 1



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Space 2



Space 3



Space 4



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