

# PREMIERE OFFICE SPACE – FOR LEASE

## The Wabash Building

1999 Wabash Avenue | Springfield, Illinois



Located at the Northwest Corner of Chatham Road and Wabash,  
The Wabash Building is situated in the center of commercial activity of Springfield.

- Fresh , bright and clean with lots of natural light
- Tenant signage visible to over 25,000 cars per day
- Collaboration areas in beautiful open atrium space
- Small to large office spaces
- Fiber connectivity and high speed internet available
- Over 200 complimentary on-site parking spaces
- S-2 Zoning (City of Springfield)

One of the owners is a Licensed Real Estate Broker in the State of Illinois

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**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

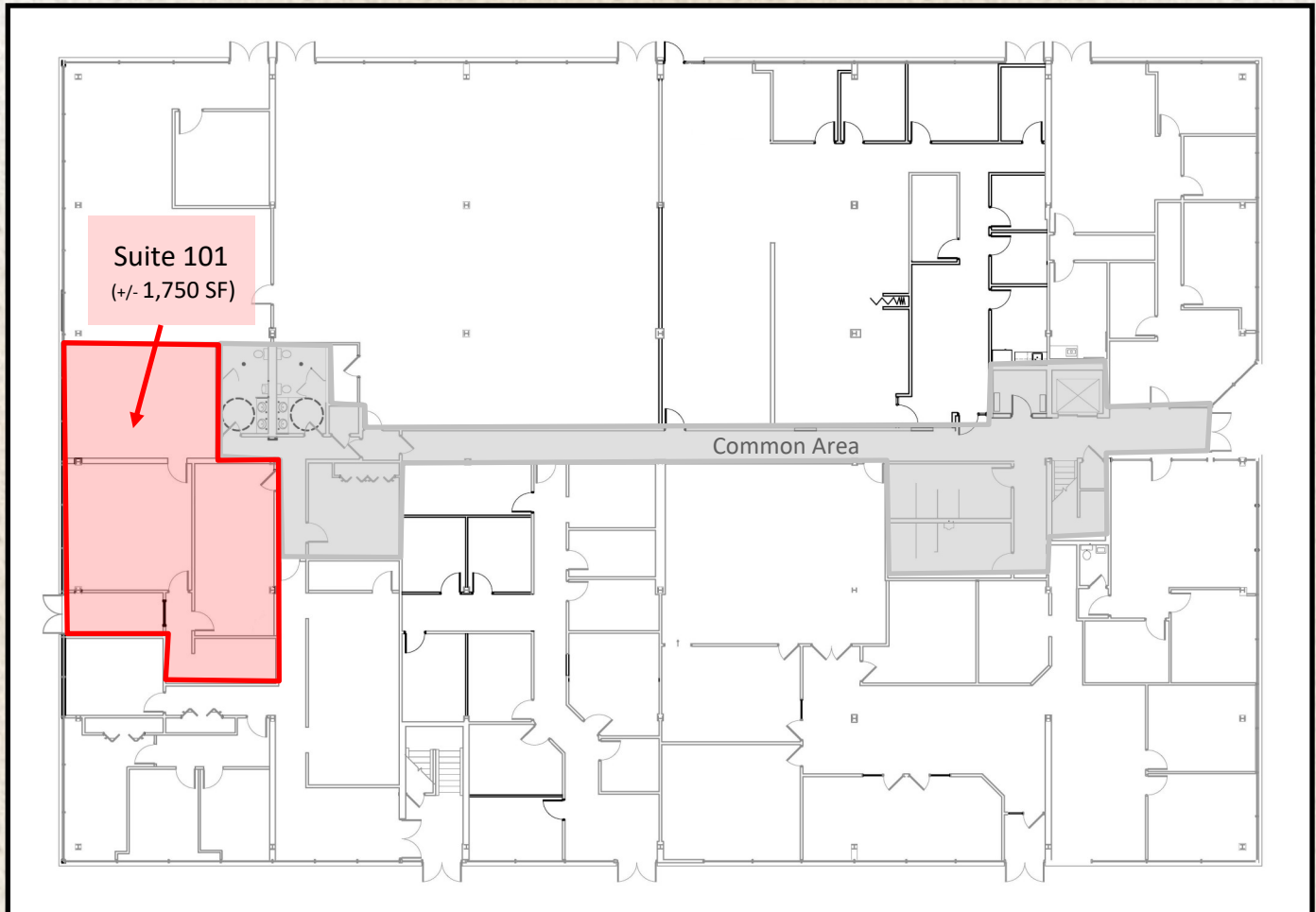


**TODD P. SMITH**  
COMMERCIAL REAL ESTATE  
Todd P Smith, Designated Managing Broker

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## First Floor



\* Floorplan not to scale

<u>1st Floor Available Space</u>	<u>Leasable SF</u>	<u>Lease Rate</u>
Suite 101	+/- 1,750 SF	\$2,200.00/ Month*

\* - Rental space is modified for 1st year of lease term, annual escalation rates TBD.  
Tenant is responsible for telephone/data and internal janitorial.



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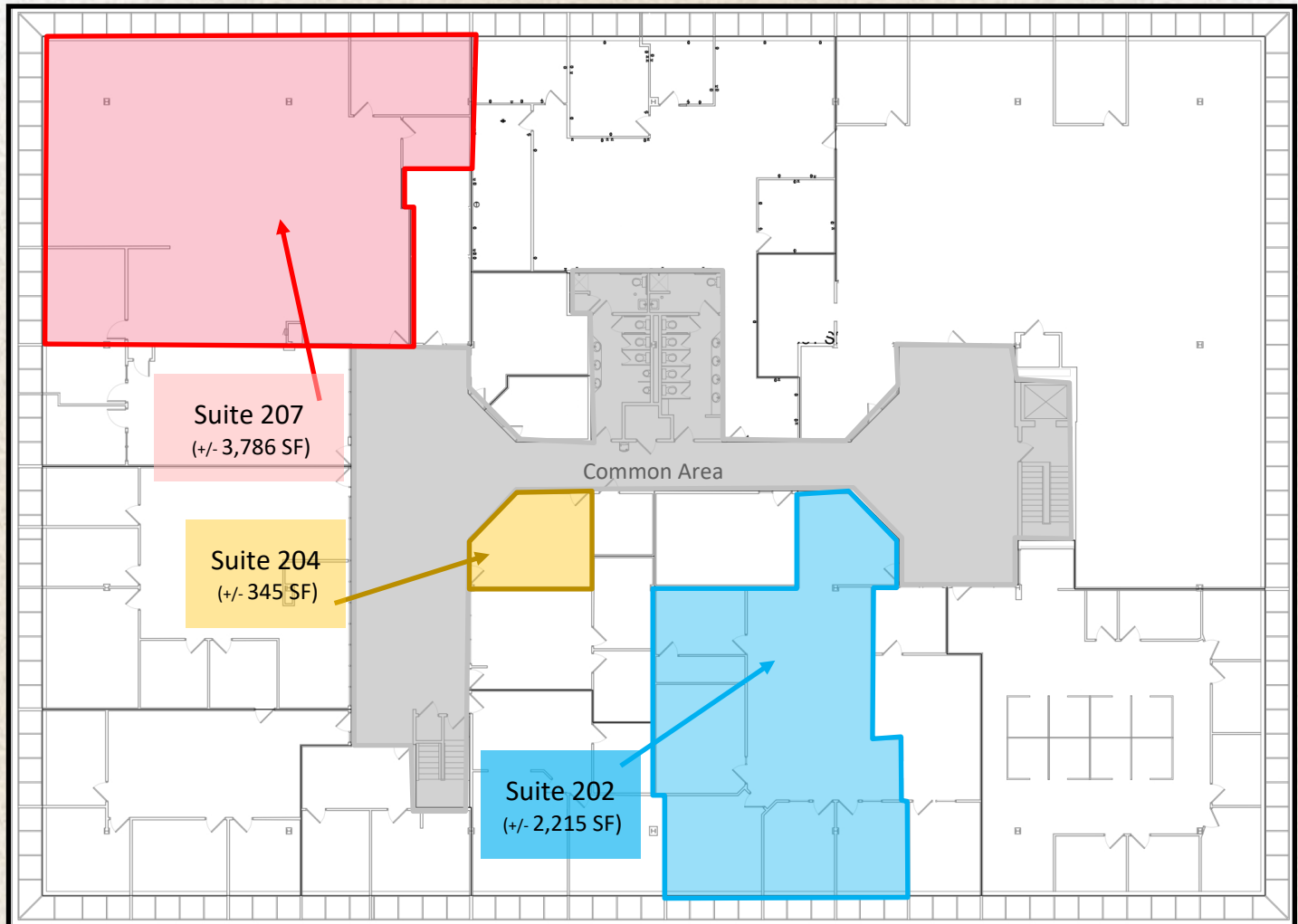
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## Second Floor



2nd Floor Available Space	Leasable SF	Lease Rate
Suite 202	+/- 2,215 SF	\$3,138.00/Month*
Suite 204	+/- 345 SF	\$675/Month*
Suite 207	+/- 3,786 SF	\$4,750.00/Month*

\* Floorplan not to scale

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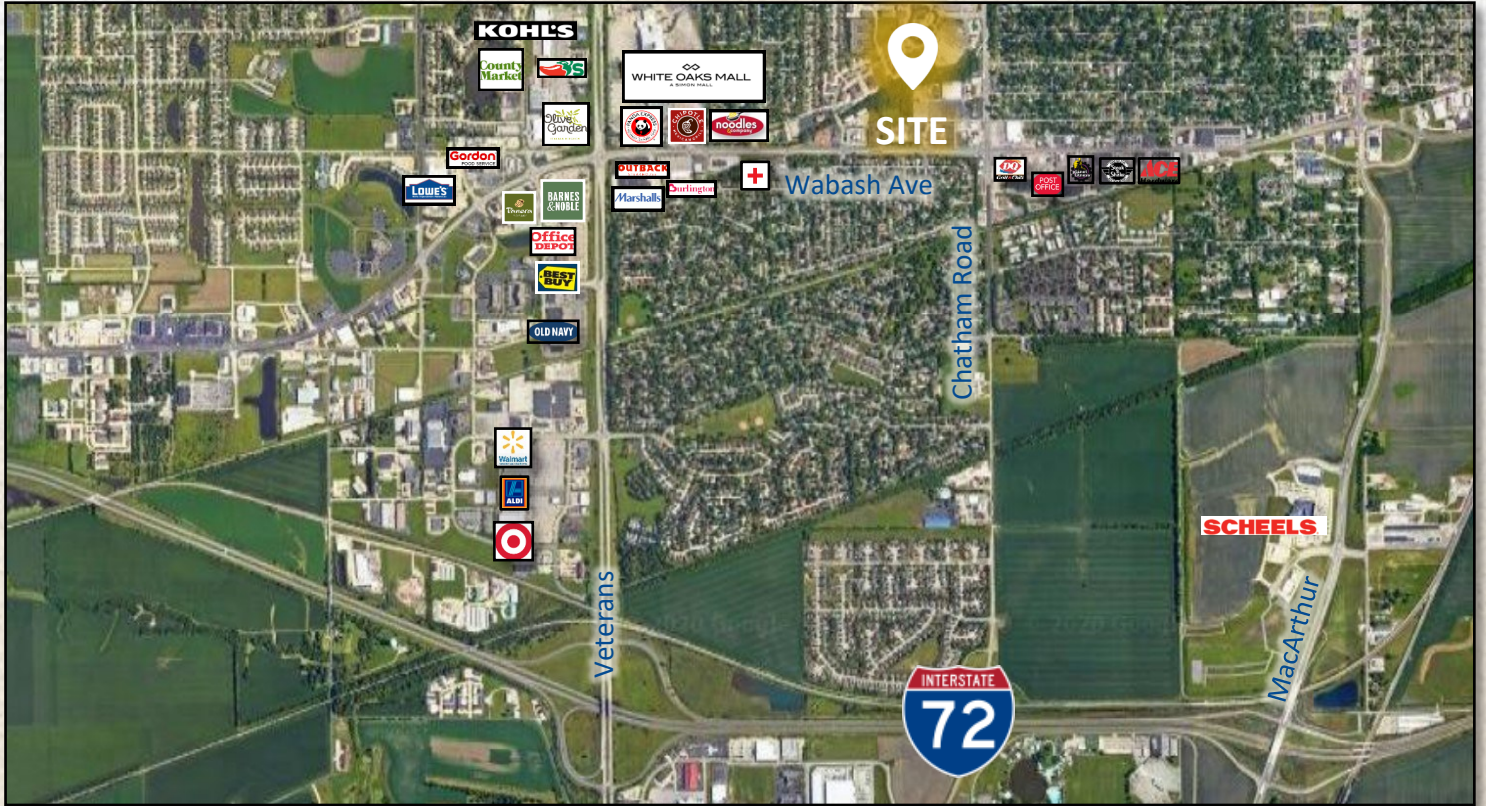


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