

# 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

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

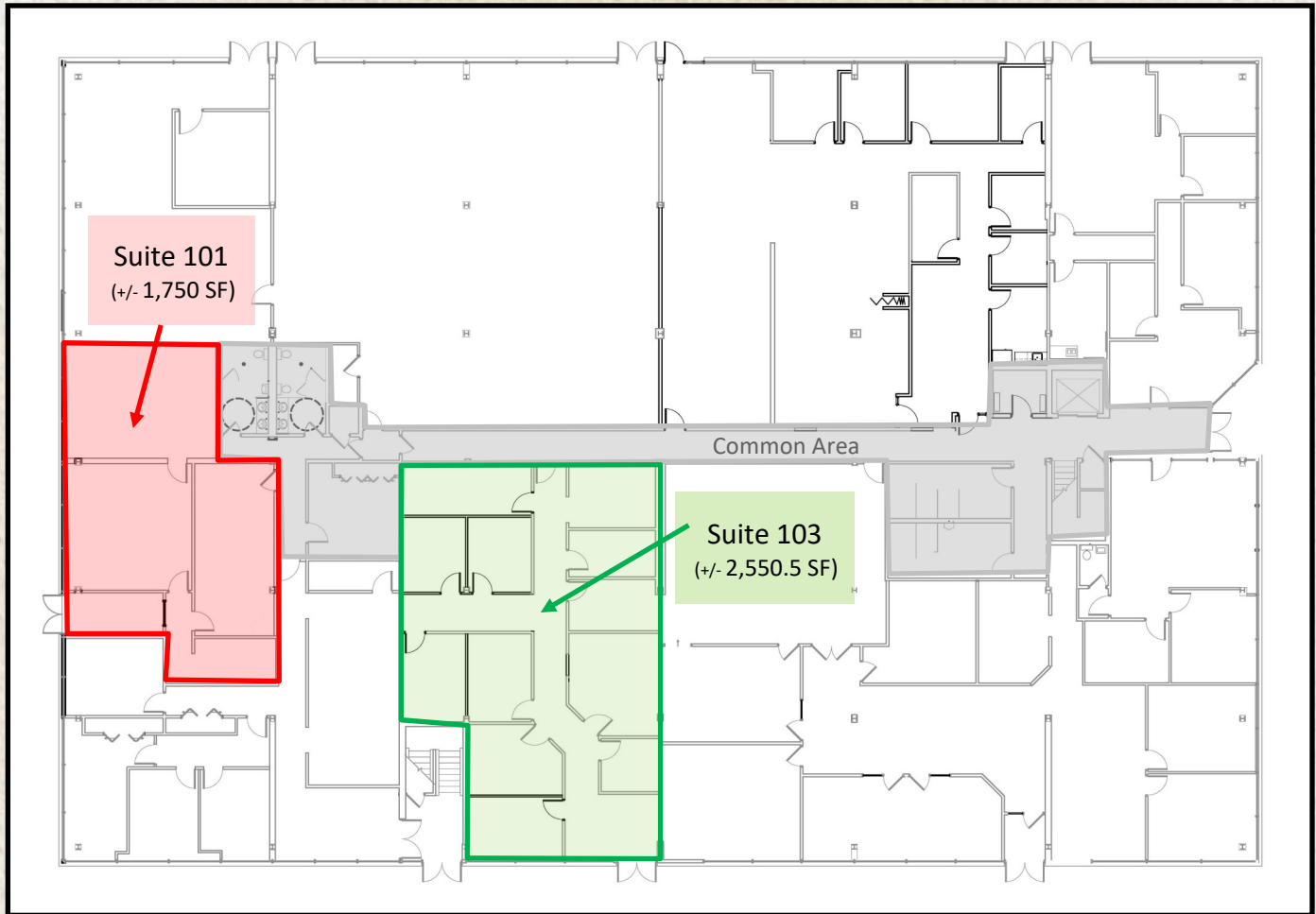


**TODD P. SMITH**  
COMMERCIAL REAL ESTATE  
Todd P Smith, Designated Managing Broker

# The Wabash Building

1999 Wabash Avenue | Springfield, IL

## 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*
Suite 103	+/- 2,550.5 SF	\$3,500.00/Month*



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

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.

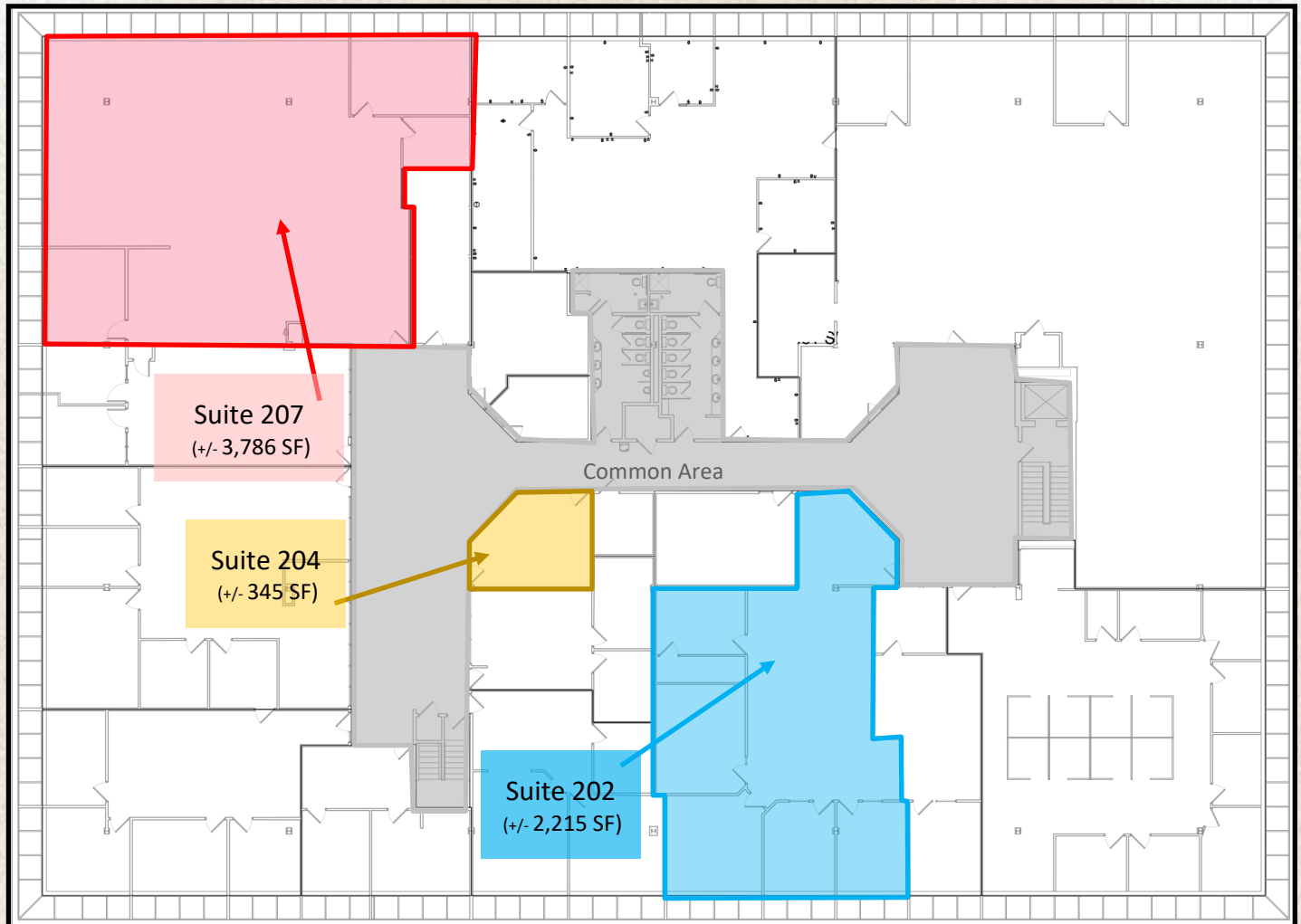
**Contact:** Todd P Smith  
**Phone:** 217.441.8000  
**Email:** todd@tpsmithre.com  
**Website:** www.TPSmithRE.com

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

# The Wabash Building

1999 Wabash Avenue | Springfield, IL

## 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

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



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

# The Wabash Building

1999 Wabash Avenue | Springfield, IL



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