

# PROFESSIONAL OFFICE SPACES FOR LEASE

## 2055 W Iles Ave Springfield, IL



**Zoning: R5-B**

**Total Building: 11,576 Sq. Ft.**

**Lease Price: \$445/Month, Utilities included.**

Office space for lease on Iles Ave. Located in the Montvale shopping area near retail and restaurants. This space is finished and ready for a new tenant. Individual office include a shared kitchenette area, lobby, and conference room. Price includes all utilities and internet. Join the great list of tenants at this location: Illinois Real Estate Title Center, Leader One Financial, and Edward Jones. Ample parking and easy access to Chatham Road or Veterans Parkway.

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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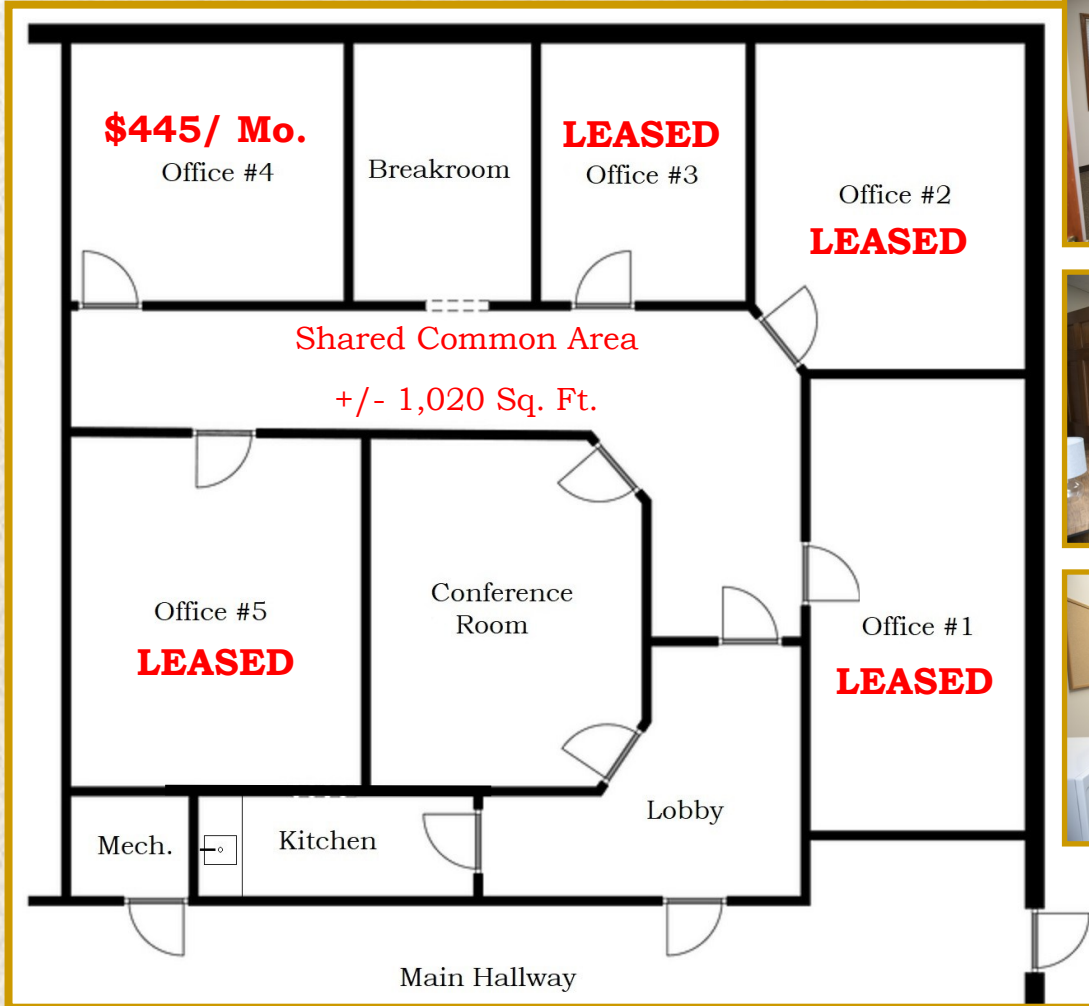
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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### First Floor



<u>1st Floor Available Space</u>	<u>Leasable SF</u>	<u>Rental Rate</u>
Suite A - Office #4	+/- 170 SF	\$445 /Month + \$35 /Month Internet (Utilities included.)

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