

# PROFESSIONAL OFFICE SPACES FOR LEASE

## 2055 W Iles Ave Springfield, IL



### Office #4 Available For Lease

**Lease Price:** \$445/Month (Utilities Included)

**Zoning:** R5-B

**Office Size:** +/-170 SF

**Total Building:** +/-11,576 SF

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 includes a shared kitchenette area, lobby, and conference room. Price includes all utilities and internet. Other great tenants at this location include Illinois Real Estate Title Center and Leader One Financial. 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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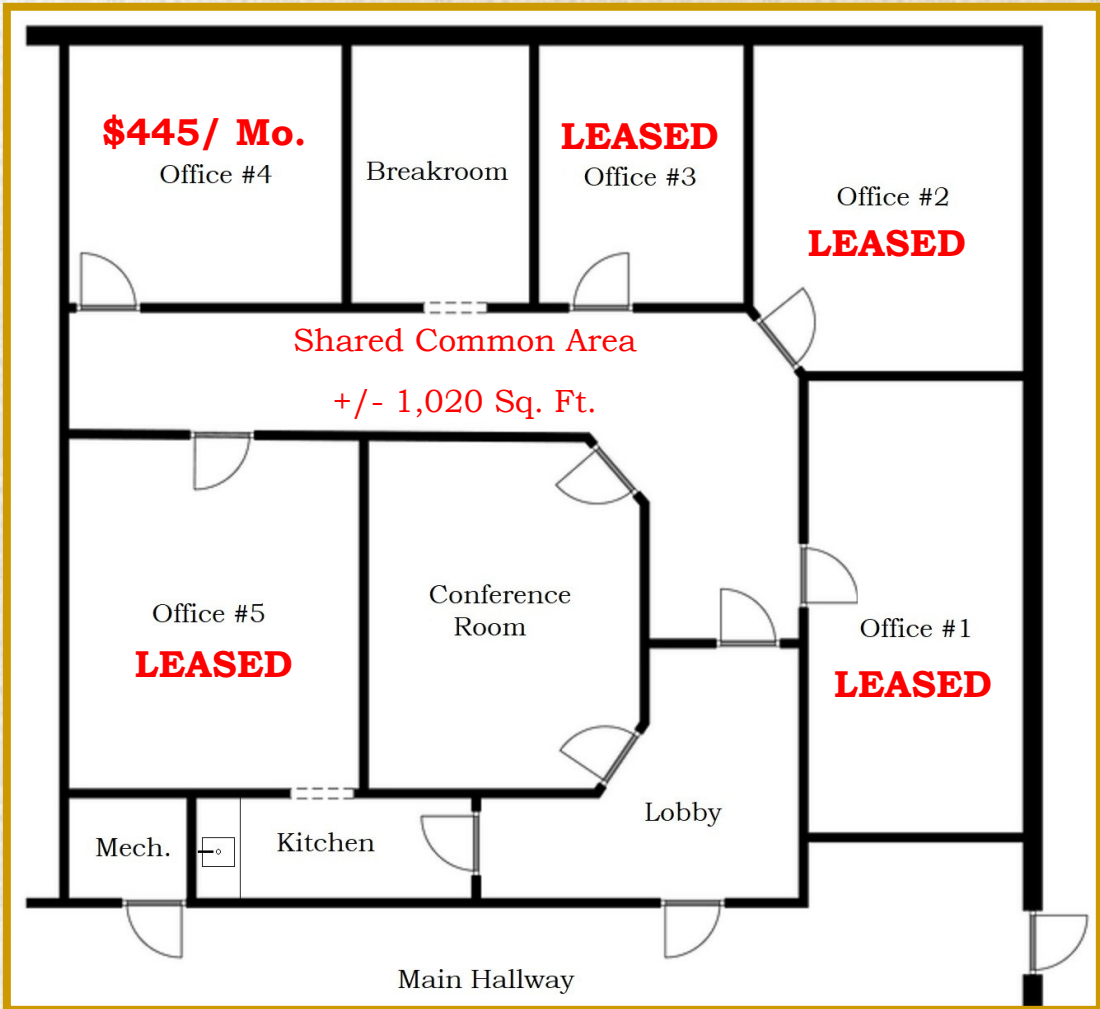
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

# PROFESSIONAL OFFICE SPACES FOR LEASE

## 2055 W Iles Ave Springfield, IL

### First Floor



#### 1st Floor Available Space

Suite A - Office #4

#### Leasable SF

+/- 170 SF

#### Rental Rate (Utilities included)

\$445/Month + \$35/Month Internet

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