

# OFFICE SPACE FOR LEASE

2309 W White Oaks Suite B, Springfield, IL



**Lease Price:** \$17/SF Gross + Utilities

**Zoning:** PUD (City of Springfield)

**Available Leasing Sq. Ft.:** +/- 1,600 Sq. Ft.

**Property Year Built:** 1990

Highly visible office building with frontage and great signage on a vibrant minor arterial roadway. The space (Suite B) is on the front of the building with a reception area, several offices, a large common work area, a kitchenette, washer/dryer hookups, and potential for lots of storage. This is a very functional use of square footage. The location provides easy access to Springfield's major hub of commercial activity with lots of nearby restaurants, retails, offices, and other services. You are right in the middle of it all at this location.

Be sure to take a look!

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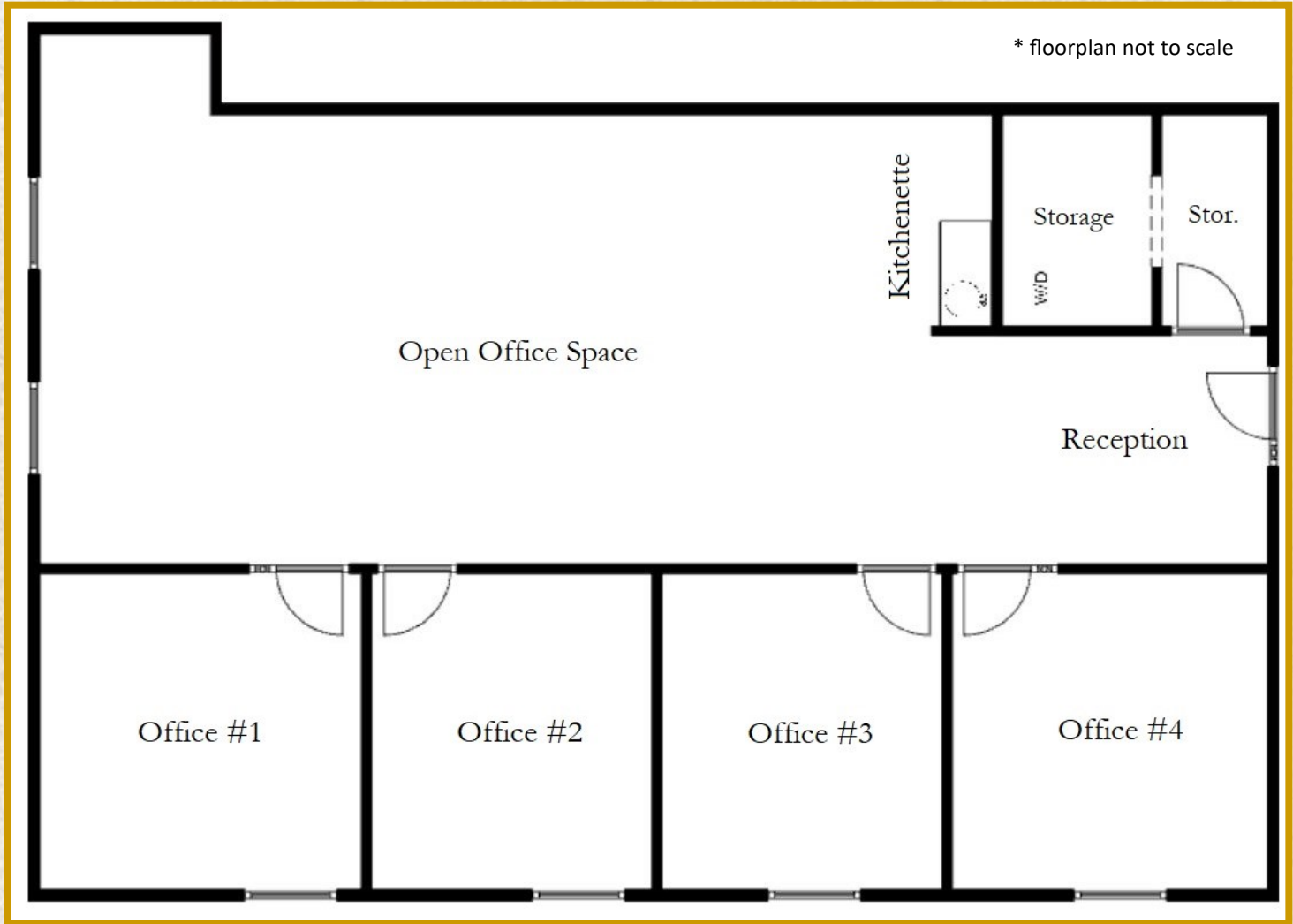
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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## Suite B - Floor Plan



<u>1st Floor Available Space</u>	<u>Leasable SF</u>	<u>Rental Rate</u>
Suite B	+/- 1,600 SF	\$17.00/SQ. FT. + Utilities

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