

Professional Office Space For Lease

2509 W Iles Avenue, Springfield, IL



Lease Price: \$14.00/SF/Year - NNN

Zoning: R-5B (City of Springfield)

Parking: +/- 69 spaces on site

Total Building: +/- 8,000 Sq. Ft.

Available Leasing Sq. Ft.: +/- 4,487 Sq. Ft.

Immediate Access to Veterans Pkwy!

Location, visibility, convenience!

Lots of potential in this Springfield IL office space located immediately North of White Oaks Mall. This location presents the perfect opportunity for your business to grow and thrive. Co-tenants in the building are a law office and financial advisor. The available space is the West side of the building, and the owner is willing to consider dividing the space. The prior tenant utilized an existing pole sign that is still present on the SW corner of the property. The location is in the center of Springfield's southwest bustling commercial area with many restaurants, offices, retail, and a wonderful mix of other uses. Space has an open floor plan with perimeter rooms, including a break room, and a defined reception area. Perimeter functional windows on 3 sides of the space offer fresh air and natural light.

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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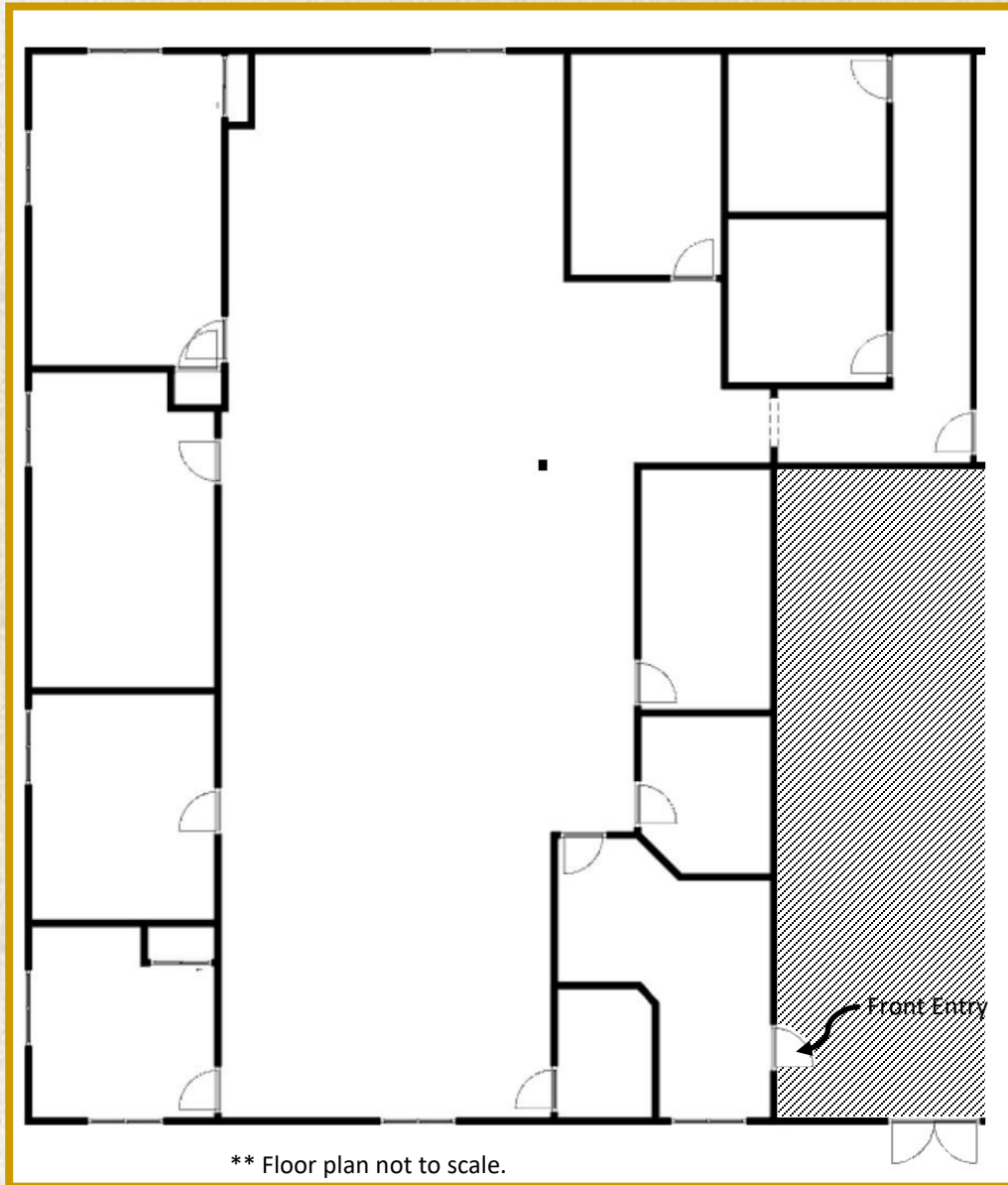
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Floor Plan



** Floor plan not to scale.

Suite 100

+/- 4,487 Sq. Ft.

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