PROFESSIONAL OFFICE SPACE FOR LEASE
2509 W ILES AVENUE, SPRINGFIELD IL







Lease Price: $17.00/SF

Gross Lease + Janitorial, Phone, & Data

Location, visibility, convenience! Lots of potential in this Springfield IL office space ideally 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 is largely 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.

Features

- +/- 4,487 SF Available
- Zoning: R5-B (City of Springfield)
- +/- 69 Onsite Parking Spaces
- Immediate Access to Veterans Pkwy
- North of White Oaks Mall
- Owner Willing to Divide Space

Lease This Space

Listing Broker: Todd Smith

217.441.8000

TPSmithRE.com

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.

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

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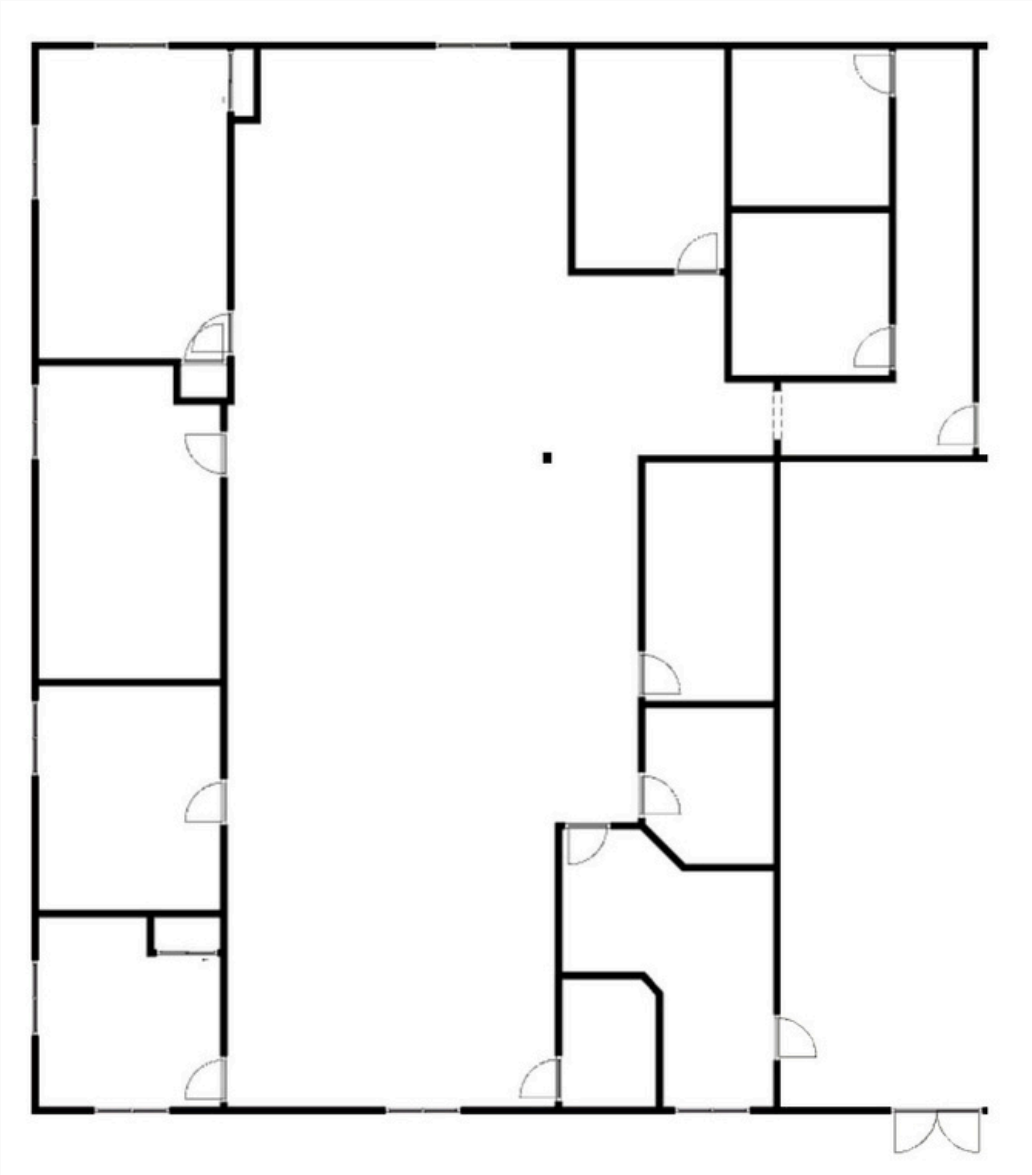
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Suite 100

+/- 4,487 SF

$17.00/SF/YR

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*Floorplan Not to Scale

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