

Office Space For Lease

2803 Old Rochester Rd., Springfield, IL



Suite size & lease price:

Zoning: I-1

Suite A: +/- 2,240 Sq. Ft. \$1,300/mo. Mod. Gross

Direct access from on-site parking lot.

Office space for rent!

One suite available at this functional building located close to I-55/S Grand (Exit 96) and Dirksen Pkwy. It is an office suite with private offices and an open work area. (See following pages for more detail.) This property with on-site parking, easy accessibility, and functional spaces, that are in great condition, will make a wonderful location for your business.

Schedule your tour today!

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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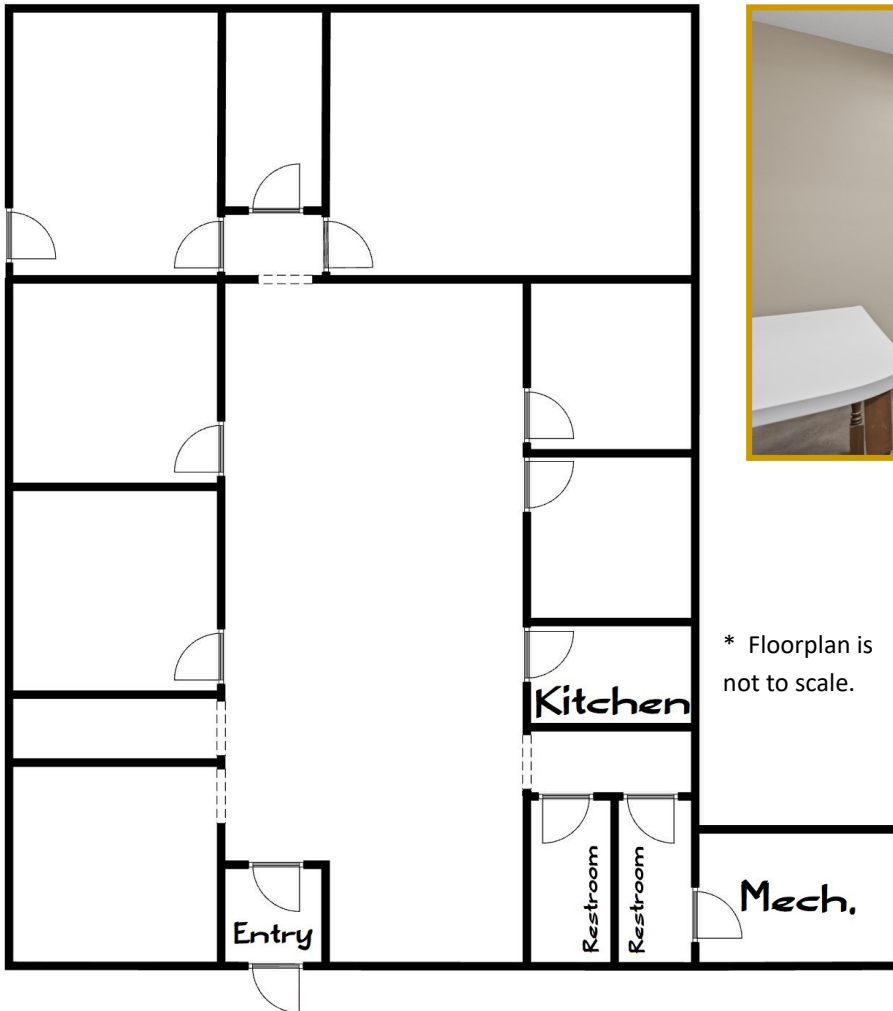


TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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* Floorplan is not to scale.



Available Space

Suite A

Leasable SF

+/- 2,240 SF

Rental Rate

\$1,300/Month mod. Gross

Tenant Responsibilities: Real Estate Taxes (Pro-rata, estimated at \$200/mo. for first year), Utilities (Separately Metered), All Interior Maintenance

Landlord Responsibilities: Property Insurance, Repairs & Maintenance of foundation, roof, structural components, and HVAC.

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