

Office Space for Lease

3000 Professional Dr., Springfield, IL 62703



| Available Space: | Leasable Square footage | Price |
|-----------------------------|-------------------------|---------------------------|
| Suite A | +/- 1,260 Sq. Ft. | \$1650/ Month, Gross |
| Suite B | +/- 860 Sq. Ft. | \$1250/ Month, Gross |
| Suite B - Individual Office | | \$425 - 475/ Month, Gross |

You will be proud to have your clients & customers visit your office at 3000 Professional Drive.

This is a wonderful building with lots of curb appeal in an excellent location. The available lower-level **Suite A** is immediately across from the elevator/stairs and has 2 private offices and open space. Adjacent **Suite B** is also available. Grab this opportunity to lease an office in this beautifully maintained property. Amenities in the building include a large, shared break room with a full kitchen, conference/training rooms for daily rental, elevator, and shower/locker facilities to name a few. The Park South commercial development is well located with quick access to I-55/I-72, Downtown Springfield, and all other areas of Springfield, IL. Be sure to check out this comfortable professional office building!

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

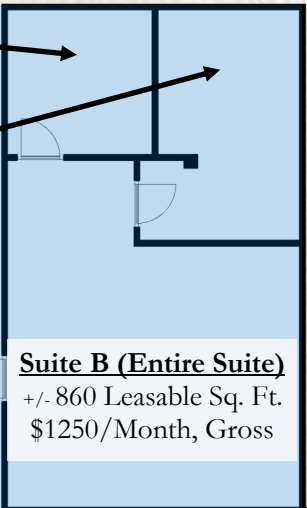
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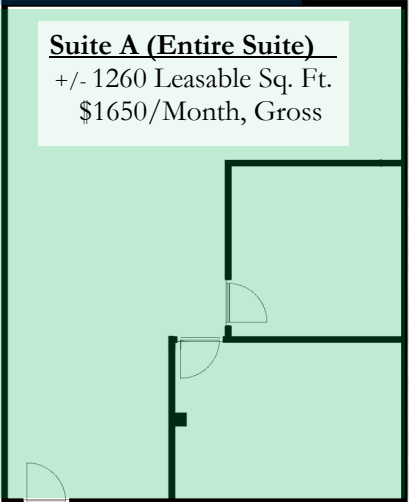
Lower Level

Suite B (Individual Office)
\$425/Month, Gross

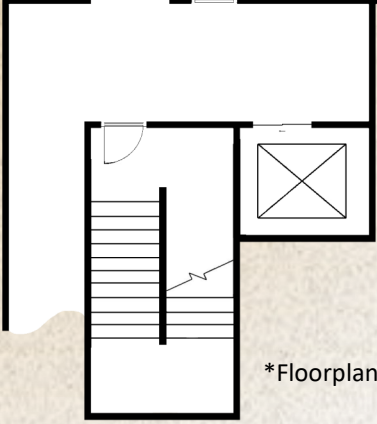
Suite B (Individual Office)
\$475/Month, Gross



Suite B (Entire Suite)
+/- 860 Leasable Sq. Ft.
\$1250/Month, Gross



Suite A (Entire Suite)
+/- 1260 Leasable Sq. Ft.
\$1650/Month, Gross



*Floorplans not to scale



SUITE B



SUITE A



SUITE A

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