

# Office Space for Lease

## 3000 Professional Dr., Springfield, IL 62703



<u>Available Space:</u>	<u>Leasable Square footage</u>	<u>Price</u>
Suite 200 - Individual Offices	Various Sizes	\$475-\$500/ Month, Gross
Suite 202	+/- 1,523 Sq. Ft.	\$2,300/ Month, Gross
Suite A	+/- 1,260 Sq. Ft.	\$1,650/ Month, Gross

**You will be proud to have your clients & customers visit your office.**

This is a wonderful building with lots of curb appeal in an excellent location. **Suite 200** is on the second floor and has individual offices in various sizes available. **Suite 202** is a well-finished open office space also located on the second floor just off the elevator/stairwell. The available lower-level **Suite A** is immediately across from the elevator/stairs and has 2 private offices and open space. Grab this opportunity to lease an office or suite in this beautifully maintained property. Amenities in the building include a large, shared breakroom 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.

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**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.

**Contact:** Todd P Smith  
**Phone:** 217.441.8000  
**Email:** todd@tpsmithre.com  
**Website:** www.TPSmithRE.com



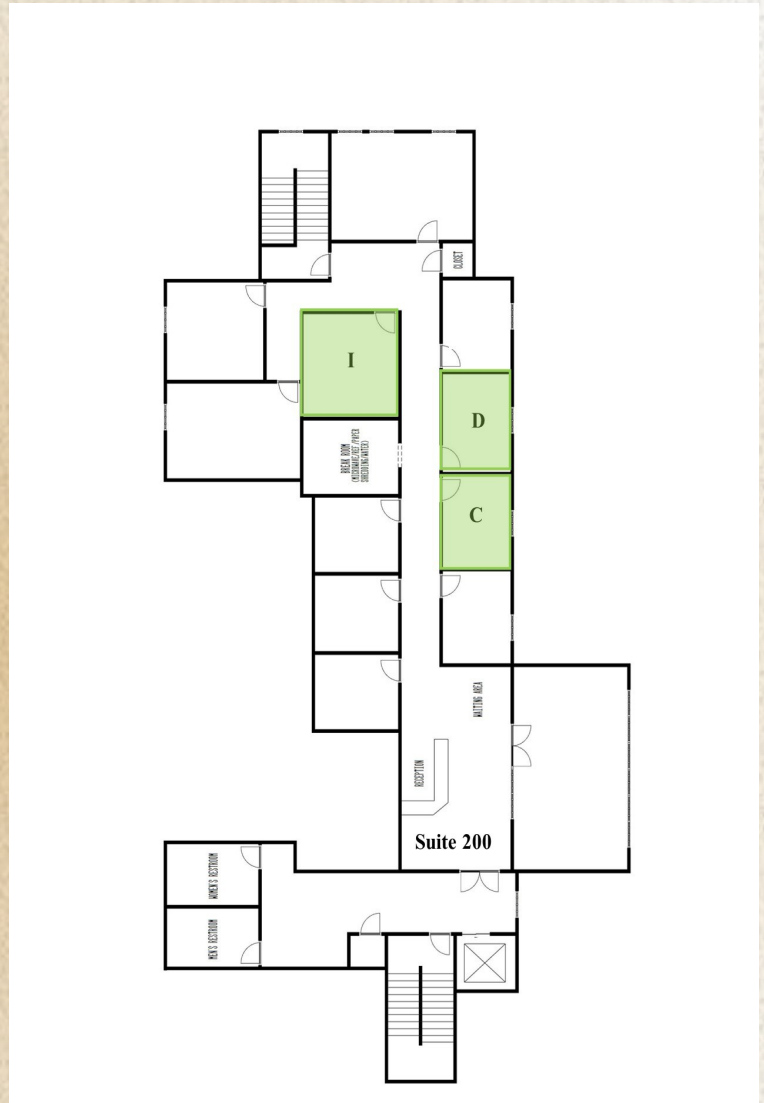
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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## 2nd Floor - Suite 200



\*Floorplans not to scale

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Space	Rental Rate	Type
Office C	\$475/mo	Gross
Office D	\$475/mo	Gross
Office I	\$500/mo	Gross

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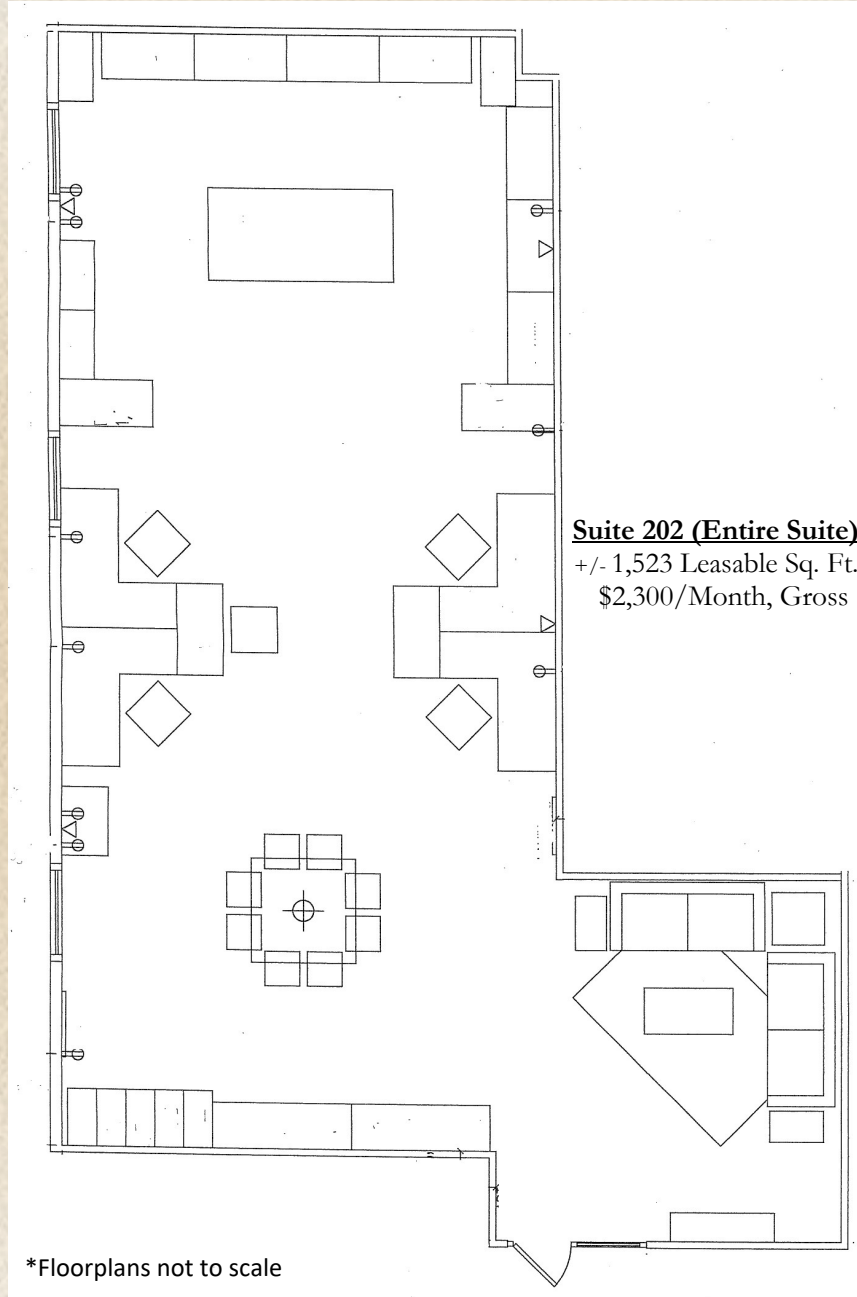
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# Office Space for Lease

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## 2nd Floor - Suite 202



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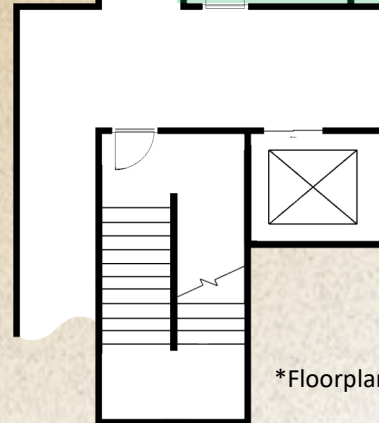
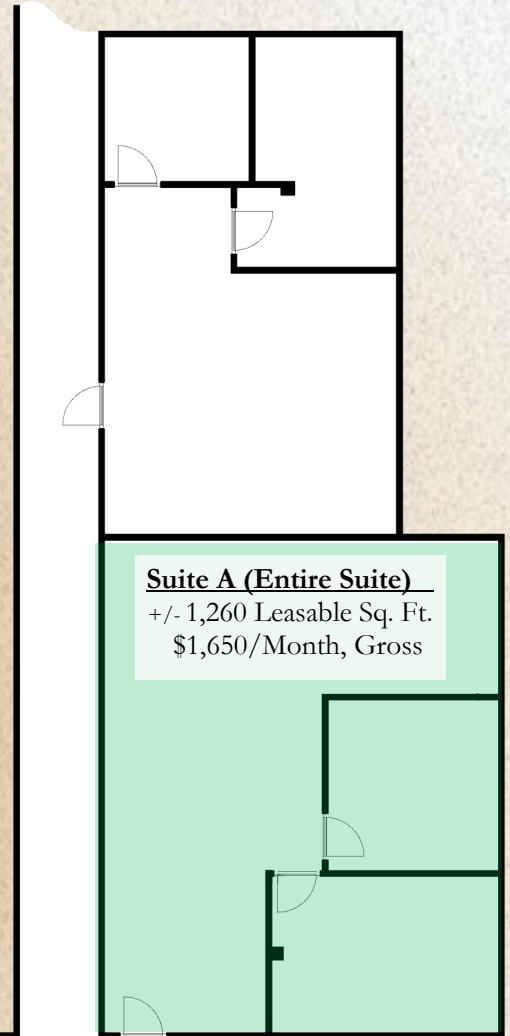
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### Lower Level



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