

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.

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.

Contact: Todd P Smith
Phone: 217.441.8000
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COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

Office Space for Lease

3000 Professional Dr., Springfield, IL 62703

2nd Floor - Suite 200



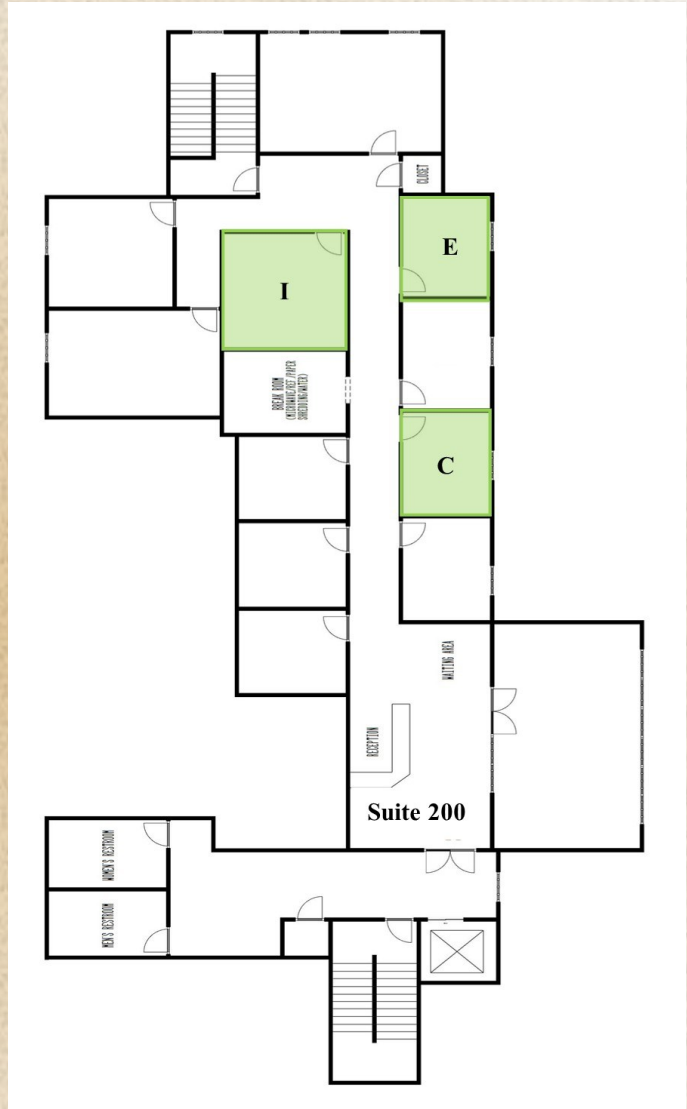
Office C



Office E



Office I



*Floorplans not to scale

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

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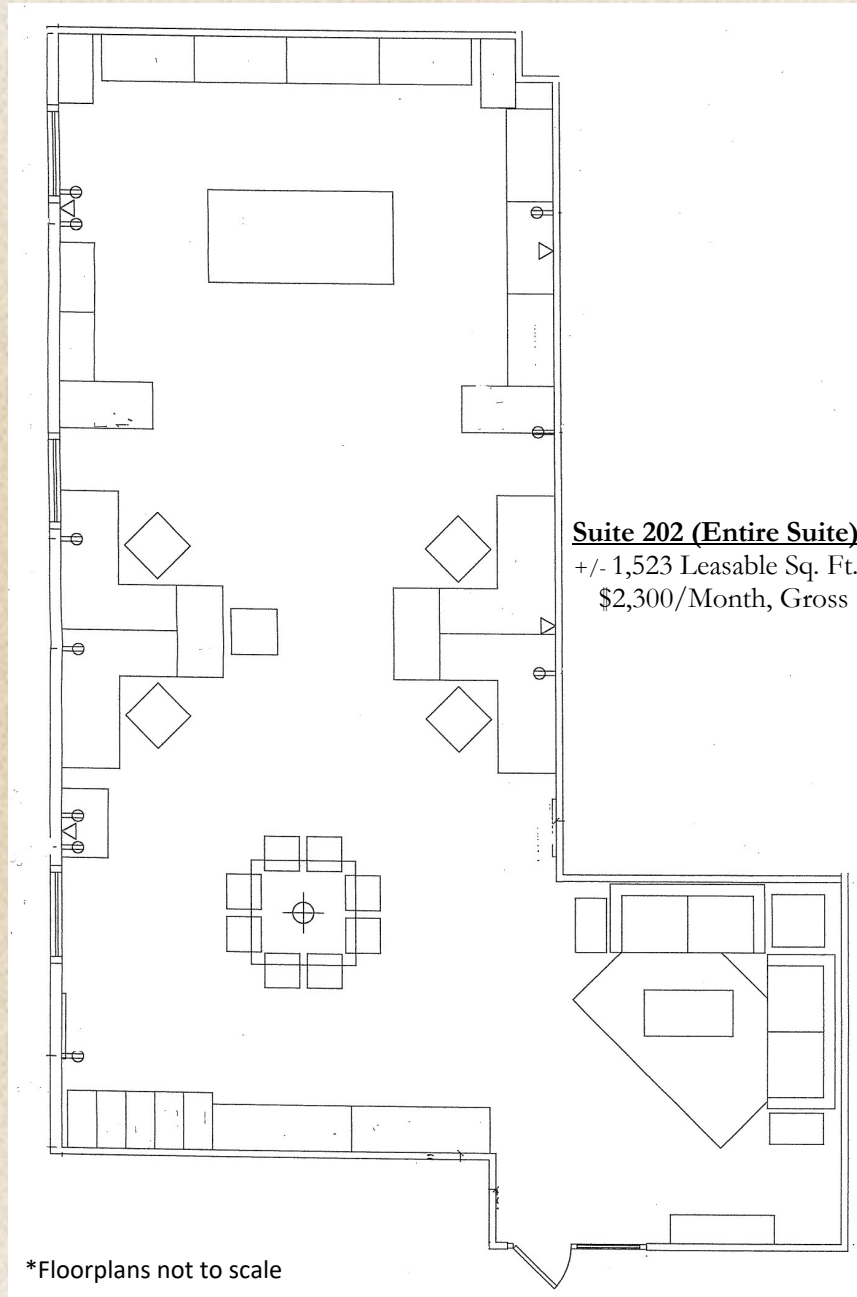
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Office Space for Lease

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2nd Floor - Suite 202



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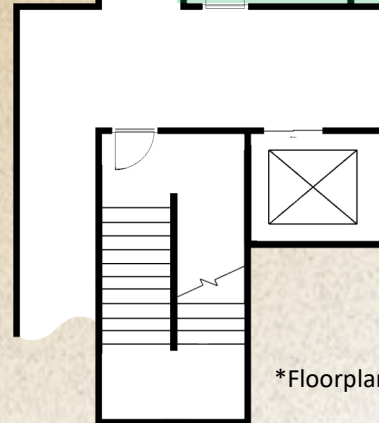
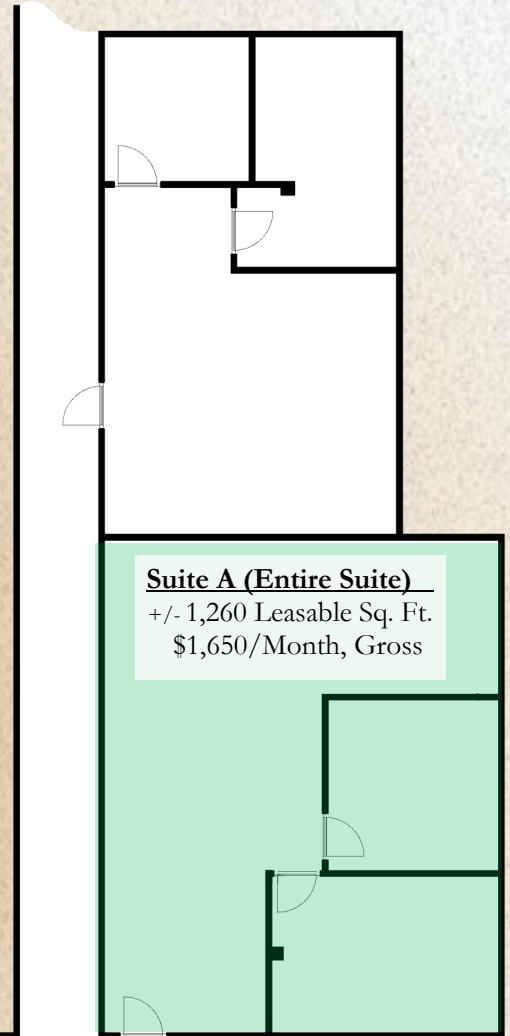
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Lower Level



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