

# Class A Office Suite Available

## 3200 Robbins Rd. Suite B Springfield, IL



**Lease Price:** \$22.00/SF/YR Gross (Full Service)

**Zoning:** R-5(b) (City of Springfield)

**Bldg. Type:** Class A Office

**Parking Ratio:** +/- 6:1,000

**Total Building:** +/- 73,210 Sq. Ft.

**Available Leasing Sq. Ft.:** +/- 4,567 Sq. Ft.

**Property Year Built:** 1993

Unlock endless potential with this beautiful office space in Springfield IL. Enjoy being on the main level of an exceptional class A office building in Springfield's booming west-side. This space has an open floorplan and plenty of windows for natural light, shares a building with co-tenants such as Blue Cross/ Blue Shield, Perkin Elmer, and KEB. Located near Veterans Parkway and Wabash Avenue, this location offers easy access to many restaurants and major retail outlets. Do not miss out on the rare opportunity to elevate your business in this high-quality office destination!

One of the building owners is an Illinois licensed real estate broker.

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

**Email:**

todd@tpsmithre.com

**Website:**

www.TPSmithRE.com



**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker



# Class A Office Suite Available

## 3200 Robbins Rd. Suite B Springfield, IL

### First Floor



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  
Email: todd@tpsmithre.com  
Website: www.TPSmithRE.com



**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker