

OFFICE SPACE FOR LEASE

3233 Mathers Rd, Suite C



Lease Price: \$3,150/Mo + utilities/phone & data

Zoning: I-1 County

Total Building Sq. Ft: +/- 6,000 SF

Available Leasing Sq. Ft.:

+/- 2,000 SF in Suite C

+/- 863 SF in Detached Garage

Modern Finishes!

Do not miss this exceptional opportunity to establish and/or grow your business in a convenient location on Mathers Road in Springfield! This +/- 2,000 square foot office unit comes with 5 private offices, reception space, a multi-entrance conference room, 2 ADA restrooms, and a kitchenette. Also, utilize the detached garage space with +/- 863 square feet and 3 overhead doors! This space sits in a quiet setting on Mathers Road across from Prairie Crossing with easily accessible retail and restaurants such as Meijer, Bob Evans, Monical's Pizza, and Harvest Kitchen & Bar. Enjoy being in a location with convenient access to Veterans Parkway, the I-72 Interstate, as well as being just 5 minutes north of Chatham! Do not miss the chance to secure your spot in this great location!

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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
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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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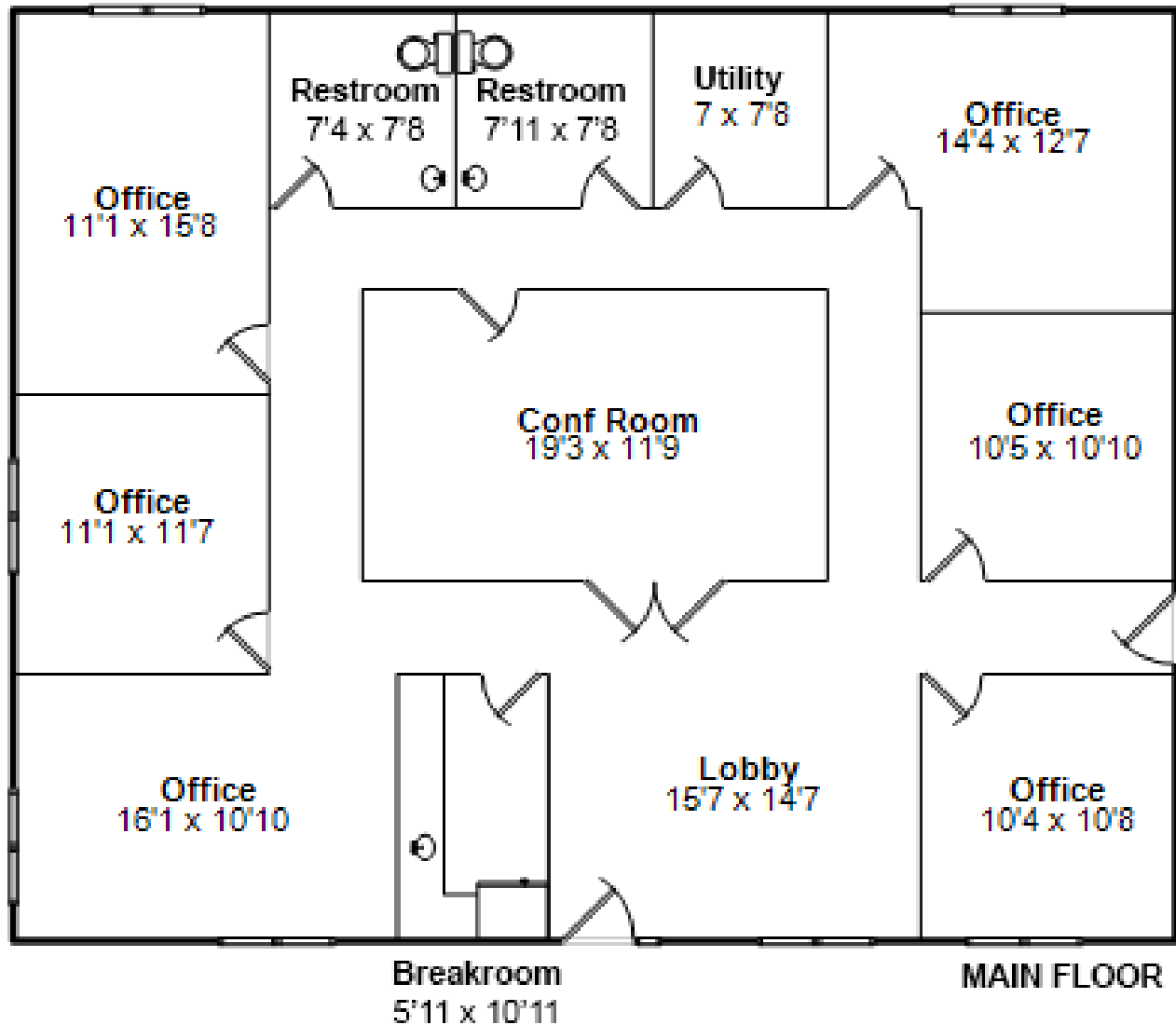


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Office Floorplan



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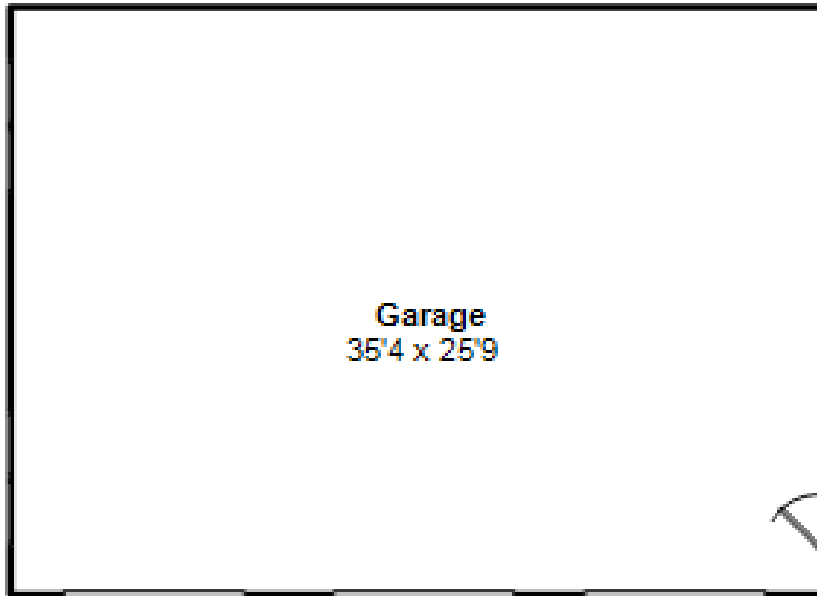


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OFFICE SPACE FOR LEASE

3233 Mathers Rd, Detached Garage



GARAGE



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