

Commercial Space - For Lease

445 N Walnut Springfield, IL



Lease Price: \$1,700.00 / Month Mod. Gross**
** Tenant pays utilities

Total Building: +/- 2,000 Sq. Ft.

Zoning: I-1 (City of Springfield)

Traffic Count: 10,900 ADT

Highly visible location on a major thoroughfare.

Close proximity to many medical and government uses. Near Downtown Springfield. On-site parking. Professional office-retail park setting. Excellent signage opportunities. Simple flexible building adaptable to many uses. High visibility on a major thoroughfare Simple building construction is adaptable for many uses. Flexible use and configuration options has a front reception area an office/meeting room, a large open back room.

Current tenant is to vacate at the end of August 2024.

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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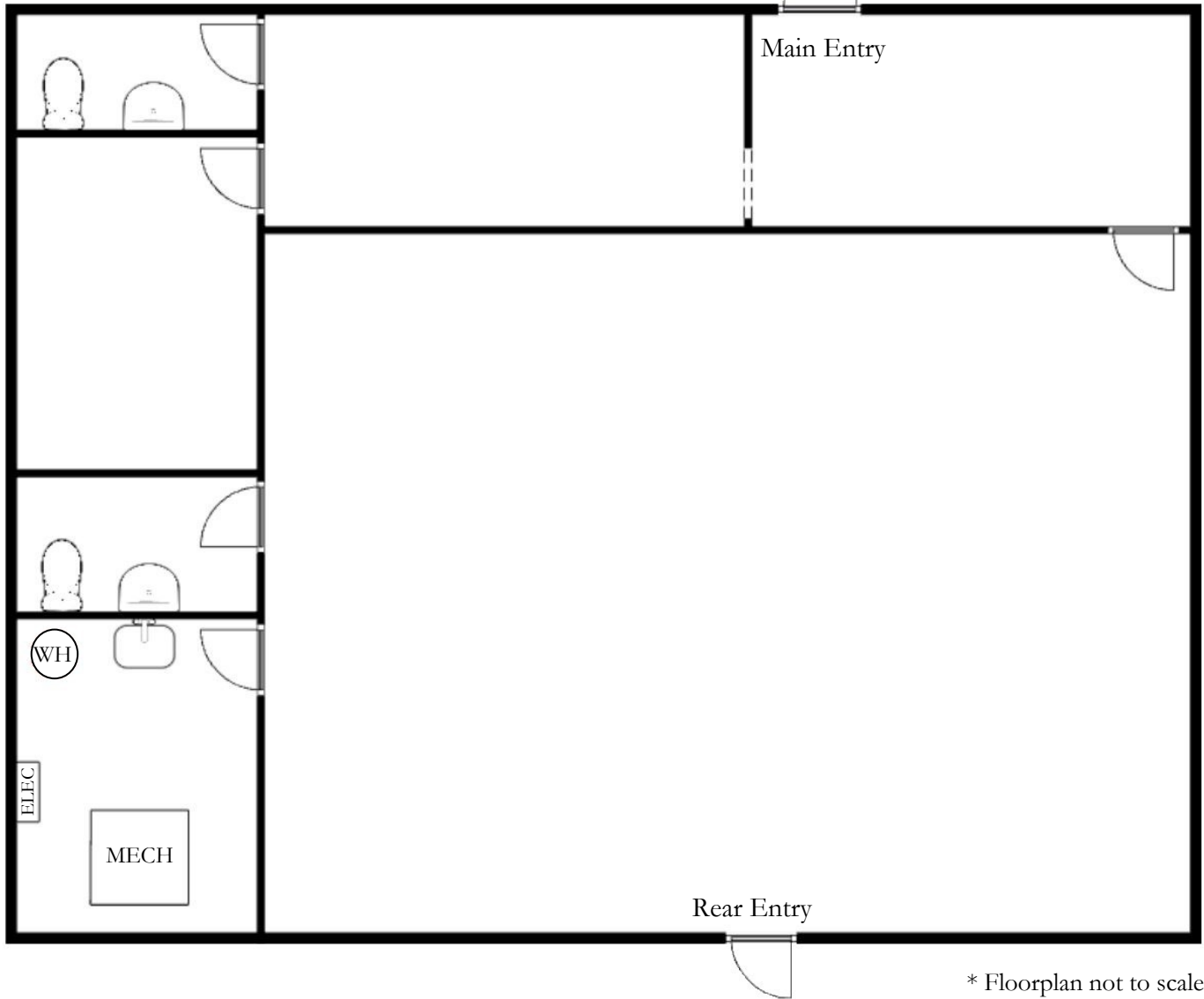
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Floor Plan



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