

PROPERTY FOR SALE OR LEASE!

509-511 W Capitol Springfield, IL



Sale Price: \$1,700,000

Total Building: +/- 43,000 Sq. Ft.

Lease Price: \$8.00/SF, NNN

Zoning: R-5C (City of Springfield Office District)

Amazing location with on site surface & secure underground garage parking

This property is near the Illinois State Capitol Building, with 3 stories of +/- 43,000 sq. ft. of office space. Interior finishings completed in the last four years include new carpet, painted dry wall, acoustical tile ceiling, ADA restrooms, two four-stop elevators, and fiber data cable and security system. This solid brick building, built in 1987, is nicely landscaped with ADA accessibility and both surface or underground parking. Imagine being able to park in a secure environment, out of the cold or rain, just steps from the State Capitol!

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