

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 & under-building garage parking

This property is just west of the Illinois State Capitol Complex, with 3 stories of +/- 43,000 sq. ft. of office space. The building has a flexible floor plan that allows for single-tenant or multi-tenant use. Some interior finishes, HVAC, data cabling, and elevator upgrades were made in the last few years. Bldg elevators run to lower level parking and all 3 floors of office space. This all-brick building, built in 1987, is nicely landscaped with ADA accessibility and both surface and under-building parking. Imagine being able to park in a secure environment, out of the cold or rain, just steps from the State Capitol!

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