

# PROPERTY FOR SALE!

509-511 W Capitol Springfield, IL



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

**Sale Price:** \$3,520,000

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

**Tenancy:** 100% Fully Leased, Single Tenant

***Amazing location with on site surface & secure underground garage parking***

This investment property is near the State of Illinois Capitol Building, with 3 stories of +/- 43,000 office space. Interior finishings include brand new quality carpet, marble halls, freshly painted dry wall, acoustical tile ceiling, ADA restrooms, two four-stop elevators, and newly installed fiber data cable and security system. This solid brick 35 year old building 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!

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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

**Phone:**

217.441.8000

**Email:**

todd@tpsmithre.com

**Website:**

www.TPSmithRE.com



**TODD P. SMITH**

COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker