

# 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!

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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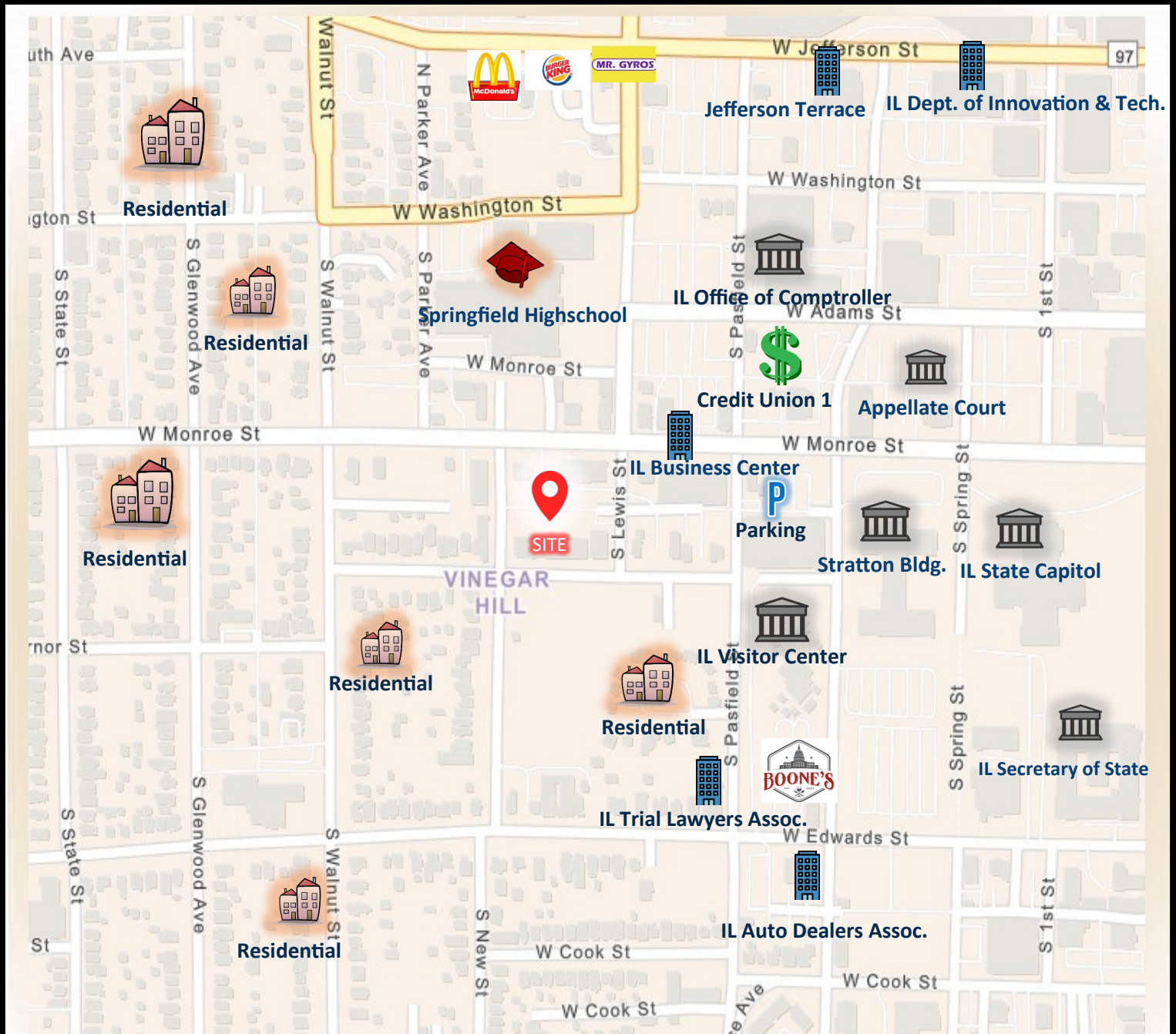


**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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## SITE MAP: 509-511 W Capitol Springfield, IL



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