

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, marble halls, painted dry wall, acoustical tile ceiling, ADA restrooms, two four-stop elevators, and 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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