

Professional Office Suite

526 E Allen Street, Springfield, IL



Lease Price: \$1,200/MO including utilities

Zoning: R-5b

Central Location!

Total Building Sq. Ft: +/- 3,072

Available Leasing Sq. Ft: +/- 865

Property Year Built: 1958

Office space for lease on E Allen Street in Springfield! This efficient three-office suite offers a practical and professional workspace in a convenient central location. The unit features easy walk-up access from Allen Street and a welcoming reception area with three private offices, ideal for small professional groups, consultants, or service based businesses. Restrooms & kitchenette are shared along with on-site parking behind the building. This location is positioned between South Grand and Downtown Springfield, near the Springfield Clinic main campus, allowing quick access to nearby retail, restaurants, and a wide range of service businesses. This central location assists in convenient travel to any other area of town. Do not miss the opportunity to secure this beautiful office space in the heart of Springfield!

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,

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TODD P. SMITH
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Todd P Smith, Designated Managing Broker

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