

DOWNTOWN BUILDING FOR SALE OR LEASE

15 Old State Capitol Plaza Springfield, IL



Sale Price: \$525,000

Total Building: +/-14,688

Lease Price: \$8.50 SF/YR, NNN

Zoning: S-3 (City of Springfield)

Prime opportunity in the heart of downtown Springfield!

This impressive two-story office building, encompassing over 14,000 square feet, sits on a prominent corner lot offering excellent visibility and accessibility. This property presents the opportunity for a single user to purchase or lease the entire building! The first floor is currently configured for multi-tenant use, while the second floor is designed as a single-tenant workspace featuring perimeter offices and expansive open areas. The second floor space is highly flexible and can meet a wide range of operational needs. The building contains an elevator servicing each floor including an unfinished basement that is currently used for storage. The building is partially sprinklered. This property could serve as an investment opportunity, a headquarters for your own business operations, or both! Enjoy being in the middle of Downtown Springfield with convenient access to local restaurants, shops, public transportation and nearby parking. Also don't forget to take into account the close proximity to the Old State Capitol and other historical buildings. Do not miss the chance to capitalize on this exceptional opportunity! Owner only willing to lease entire building.

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,

Contact: Todd P Smith
Phone: 217.441.8000
Email: todd@tpsmithre.com
Website: www.TPSmithRE.com



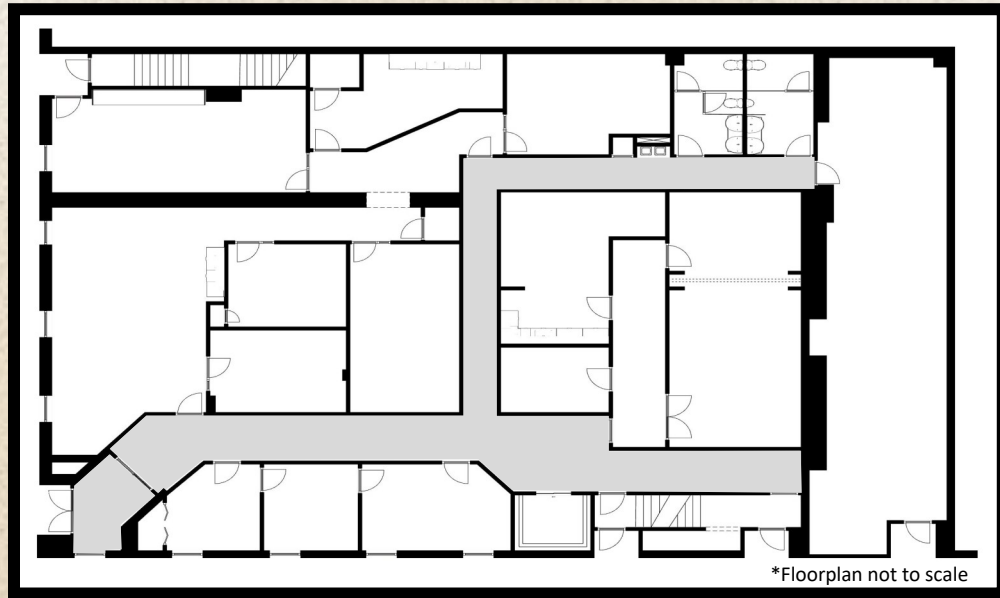
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

DOWNTOWN BUILDING FOR SALE OR LEASE

15 Old State Capitol Plaza Springfield, IL

First Floor



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.

Contact: Todd P Smith
Phone: 217.441.8000
Email: todd@tpsmithre.com
Website: www.TPSmithRE.com



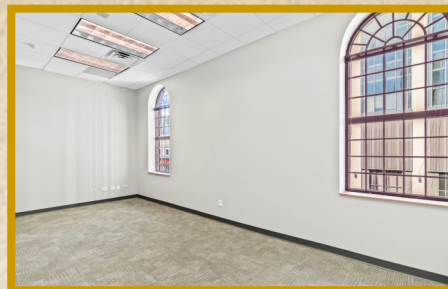
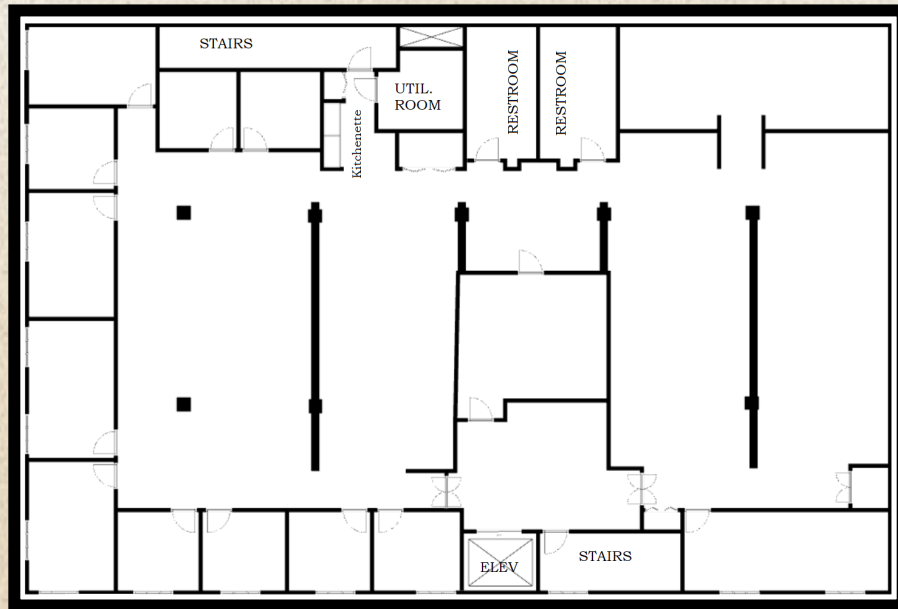
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

DOWNTOWN BUILDING FOR SALE OR LEASE

15 Old State Capitol Plaza Springfield, IL

Second Floor



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.

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