

MONROE BUSINESS CENTER



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

500 W. Monroe St
Springfield, IL 62704

**Monroe Business Center
For Lease**

AVAILABLE

Suite 2NW: 1,400 SF

BLAKE PRYOR

Vice President

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bpryor@cbcdr.com

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DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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Currently, there is 1 available office suite on the second floor. **Suite 2NW (1,400 SF)** has 2 private offices, 1 conference room, and a large open work area. The property is perfect for associations, lobbyists, consultants, lawyers, accountants, and most other professional office users.

The Landlord recently replaced all windows on the north and south side of the building. Further, the Landlord would consider updating and remodeling the available office suites for long-term and qualified tenants.

Monroe Business Center is a 3-story office building located in the Central Business District of Springfield. This is a great opportunity to nestle your business between the two anchor tenants – the Illinois Primary Healthcare Association on the first floor and the Illinois Student Assistance Commission on the third floor. Further, the site is conveniently located near Springfield’s primary employers – State and City Government (19,210 employees combined), a large medical community including two hospitals and a clinic (12,121 employees combined). Also, the site is within minutes of several historic landmarks in Downtown Springfield (Governor’s Mansion, Old & New State Capitol, Abraham Lincoln Presidential Library & Museum, Lincoln Nat’l Historic Site). Finally, the population is nearly 13,000 with over 6,000 households within a 1-mile radius and over 80,000 with over 36,000 households within a 3-mile radius of the site.

PROPERTY INFORMATION

ADDRESS	500 W. Monroe St, Springfield, IL 62704
AVAILABLE SPACE	1,400 SF
LEASE RATE	\$13.50 / SF / Gross
ZONING	S-2, Community Shopping and Office District
YEAR BUILT	1985
PARKING	102 Spaces



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EXTERIOR



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SUITE 2NW – 1,400 SF



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SUITE 2NW – 1,400 SF

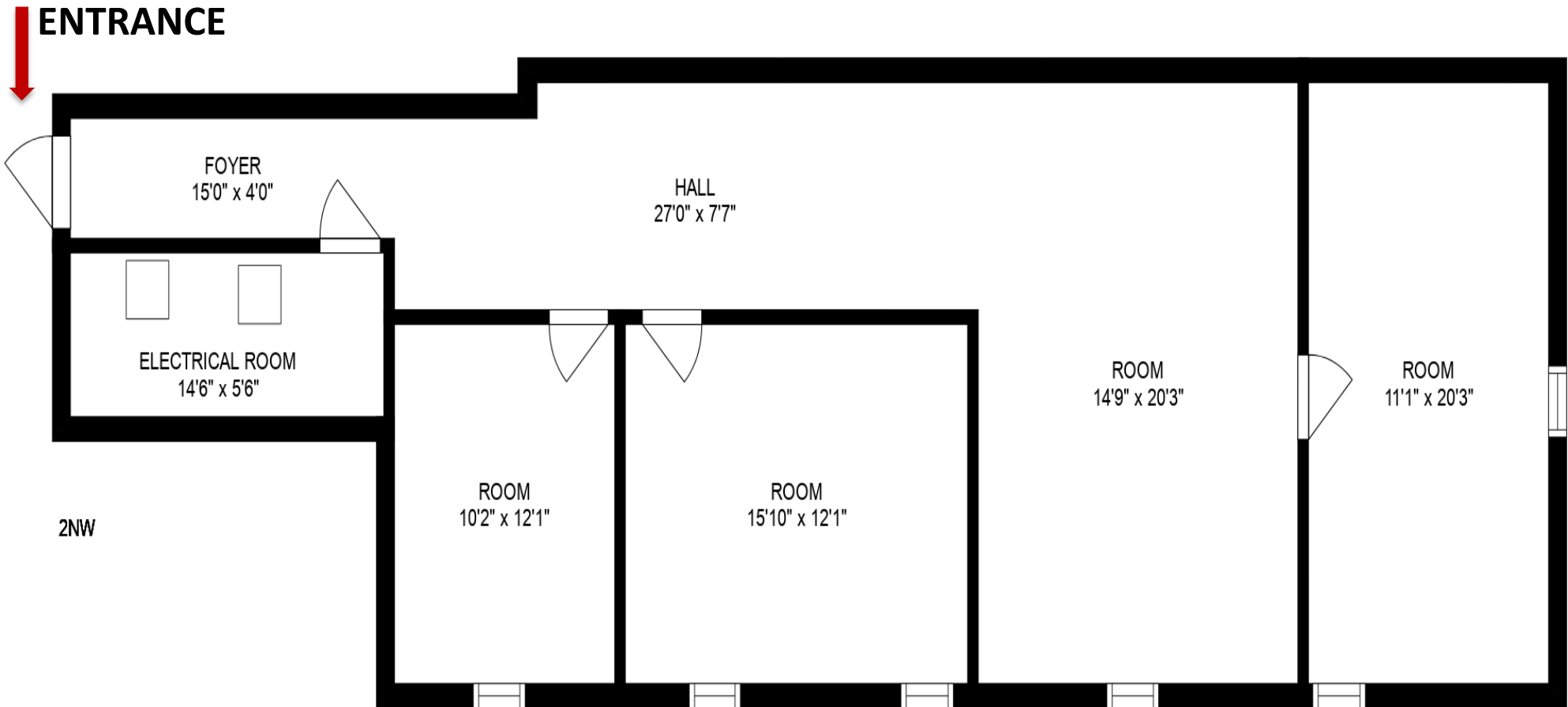


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SUITE 2NW FLOOR PLAN



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PROPERTY HIGHLIGHTS

- Great Central Location
- Gross Lease Rate
- Ample Parking
- Perfect for Professional Office
- Strong Co-Tenancy
- Largest City & State Employee Base