Property Available For Lease 251 & 261 N 4th Springfield, IL



Lease Price: \$12.00/sq. ft. gross plus utilities

Zoning: S-3 (City of Springfield)

Parking: On Street &

Limited On-site (during certain hours)

Total Building: +/- 55,640 sq. ft.

Available Sq Ft: +/- 2,750 sq. ft. (261 N 4th)

+/- 1,560 sq. ft. (251 N 4th)

"Imagine the Possibilities"

Downtown Springfield, Illinois is on the move and your business can be in the center of the activity. The Villas Downtown offer street front business locations positioned between the central business district and the Mid-Illinois Medical District with lots of potential. Zoning allows for a wide variety of uses; restaurant, retail, office, and many more possible uses. This unit is located in a new mixed-use development containing over 75 residential apartments. Get in on the ground floor, literally, of the great things happening in Springfield.

Call Todd to schedule a tour today! 217-441-8000

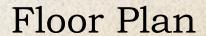
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Contact: Todd P Smith Phone: 217.441.8000

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Website: www.TPSmithRE.com



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* Floorplan not to scale







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Todd P Smith, Designated Managing Broker