

300 W Jefferson Springfield, IL

FOR SALE OR FOR LEASE



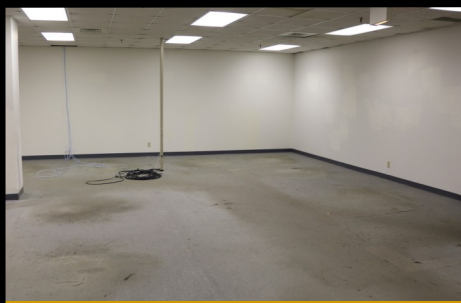
Total building SF:	+/- 59,189
Available SF:	+/- 50,694
Zoning:	S-3 (City of Springfield)
Sale Price:	\$3,300,000
Lease Price:	\$9/SF/YR NNN

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker



Class A office building with approximately 50,694 SF of leasable space available. This property is located within blocks of the State Capitol, as well as other state and professional offices. The location is close to the medical district, 6 blocks from downtown, 2 blocks from many near by restaurants, and has major E/W thoroughfare. The space available can be divided in various sizes. There are 2 elevators and on-site parking available. This building is Ideal for any professional office.

- *On-site Parking*
- *Great central location near state capitol*
- *Various sizes of space available*
- *Inviting and updated lobby*

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Co-Brokerage



Art Seppi, Designated Managing Broker
Broker Owned



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