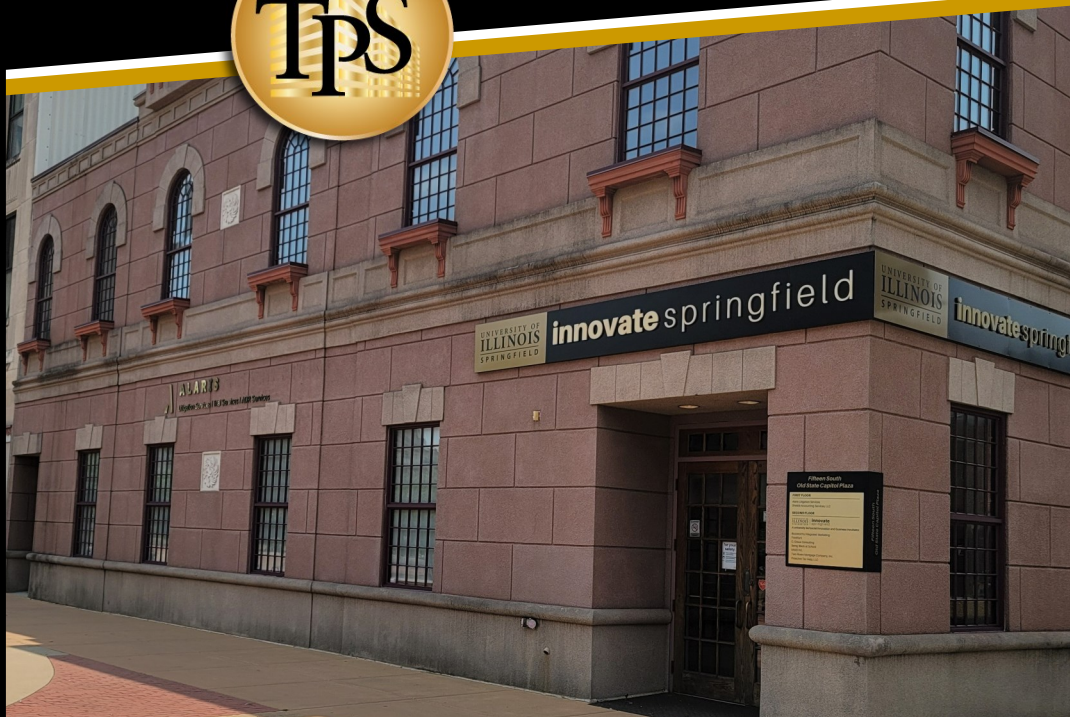


SUBLEASE AVAILABLE!!

15 Old State Capitol Suite 100 Springfield, IL



SUBLEASE OPPORTUNITY!

- ◆ **Sublease Price: \$12/SF/YR NNN**
+ Tenant responsible for Telephone/Data & Internal Janitorial.
- ◆ **Estimated NNN: \$5.47/SF**
- ◆ **Available Leasing Sq. Ft.: +/- 3,204 SF**
- ◆ **Sublease through 10/2024!**
- ◆ **Zoning: S-3 (City of Springfield)**

Class A space overlooking the Old State Capitol Plaza. Tenant is looking to sublease +/- 3,204 square feet of beautifully designed first floor space at the stately Paragon Building, located on the southwest corner of the Old State Capitol Plaza. This nicely designed space has hard-surface floors in a light wood throughout the common area, hard-surface floors in the breakroom and open workspace, and carpet in the private rooms. All spaces have room specific, specialty lighting. The Plaza has underground parking available for an additional fee. The suite includes these spaces:

- Large Open Reception/Workspace with Coffee Station
- 4 Large Private Rooms
- Breakroom with Sink & Dishwasher
- Large Open Workspace Room
- Storage Closet

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

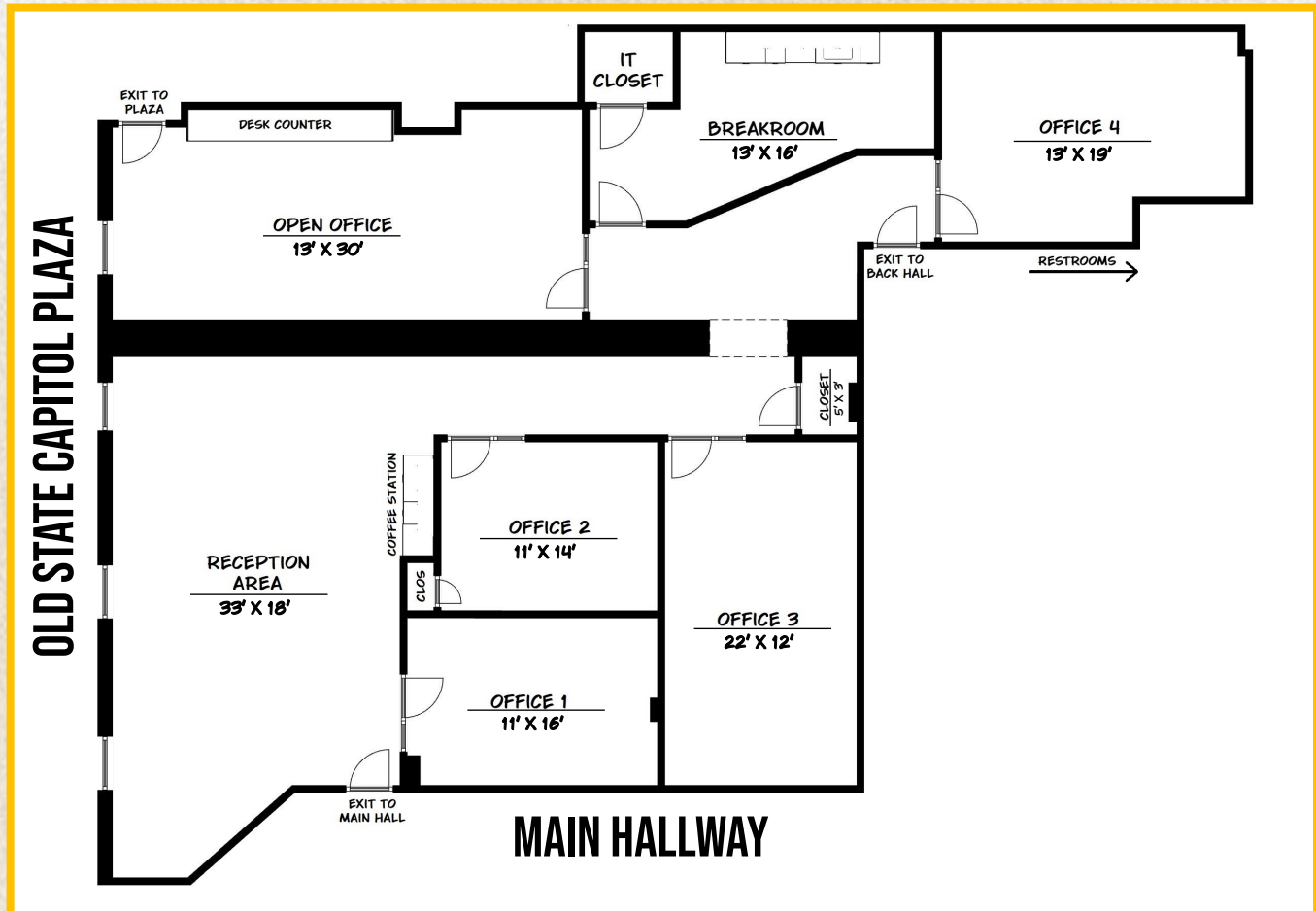
Todd P Smith, Designated Managing Broker

Note: One, or more, of the owners of the property is a licensed real estate broker in the state of Illinois.

SUBLEASE AVAILABLE!!

15 Old State Capitol Suite 100 Springfield, IL

First Floor



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