



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## INDIVIDUAL OFFICES AT THE 1209 BUILDING

\$350-375/month



FOR LEASE

### 1209 S. 4<sup>th</sup> Street

Springfield, IL 62703

346 SF

OFFICE

#### LEASE PRICE

Suite A-3: \$375/mo  
Suite D: \$350/mo

#### AVAILABLE SPACE

Suite A-3: 220 SF  
Suite D: 126 SF

#### TAX PIN

14-34.0-360-020

#### BUILDING SIZE

5,904 SF

#### PARKING

19 On-Site Spaces

#### ZONING

R-5B

#### PROPERTY DESCRIPTION

2 individual offices located in this split-level building near Downtown Springfield are available for lease. There is a common entrance and shared bathroom. Tenants have access to the lower-level break room. Landlord prefers to lease them together.

Lease rate includes utilities, wireless internet, and janitorial cleaning service once a week.

Tenants are required to fill out a rental application and have building signage.

The building is secure with keycard access. Off-street and street parking are available.

#### AREA DESCRIPTION

From E. South Grand Ave, turn north onto S. 4<sup>th</sup> St. Property is on the west side of the street.



**BLAKE PRYOR**  
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**COLDWELL BANKER COMMERCIAL  
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### AERIAL



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### SUITE A-3 PHOTOS



### SUITE D PHOTOS



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