

# FOR SALE OR LEASE

427 E. Monroe, Springfield, IL



## Office or Retail Space For Lease

### Property Information

SQ. FT.	TOTAL SF	LEASE RATE	ZONING	LIST PRICE
Suite 301: Approx. 1,000	18,000	\$14/sf gross	S-3	\$750,000
Suite 302: Approx. 750				
First Floor: 6,000 (can be divided)				

#### Features

- Excellent **office space** located on a prime corner in downtown Springfield. Third floor suites available. Ideal location for lobbyist, attorney, architect, accountant or any other professional needing downtown office space.
- Ground level **bar/restaurant** available! 6,000 sq. ft. of entertainment space featuring an open floor plan, 2 bars, a stage, and 2 outdoor seating areas. Listing agent has a financial interest in the property.

#### Area

Property is located on the corner of 5th and Monroe in the heart of downtown Springfield. Just 3 blocks from the State Capitol and Amtrak station, next door to the post office and 3 banks are within 1-2 blocks. Multiple restaurants and gift shops also minutes away. Building is approx. 1 mile to Memorial Medical Center, St. John's Hospital and other facilities in the Medical District.

**Curtis Tillett, Broker | 217-726-3298 | [curtis@curtistillett.com](mailto:curtis@curtistillett.com)**

**[CURTISTILLETT.COM](http://CURTISTILLETT.COM)**

THE REAL ESTATE GROUP  
907 Clocktower Dr.  
Springfield, IL 62701  
217-726-3298

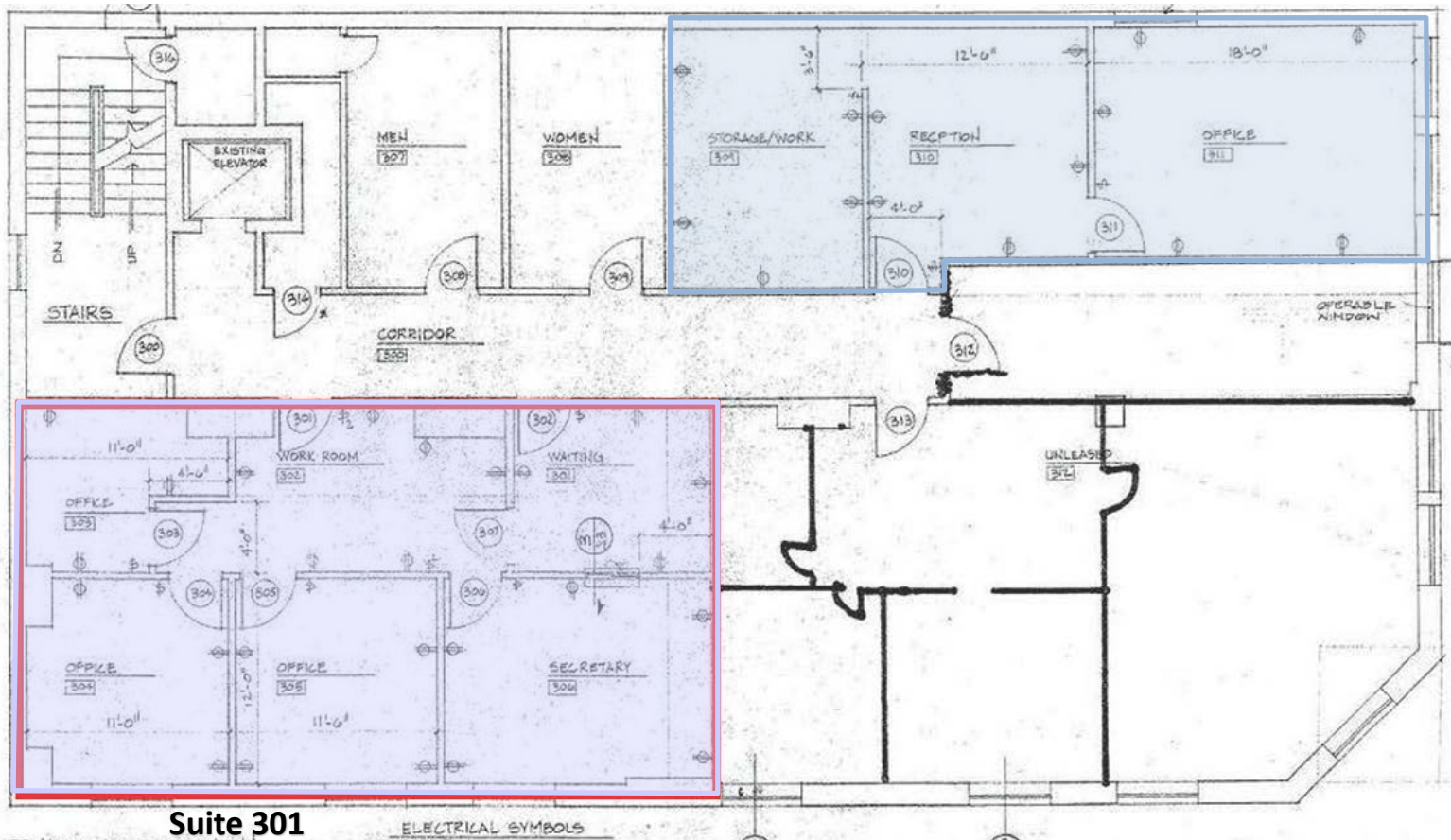
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## 3rd Floor

Suite 302



Approx. 1,000 SF

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## Suite 301



**\*Furniture is not in the suite.\***

## Suite 302



**FOR MORE DETAILS CONTACT:**

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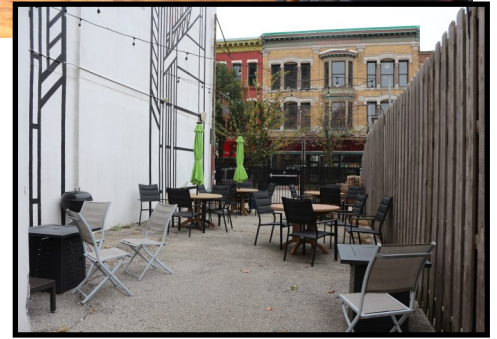


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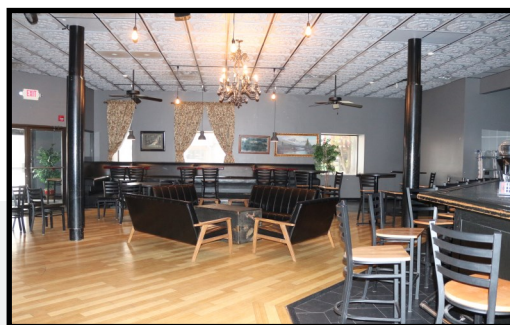
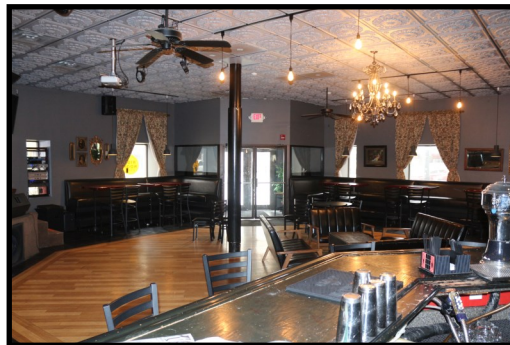
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## North Bar



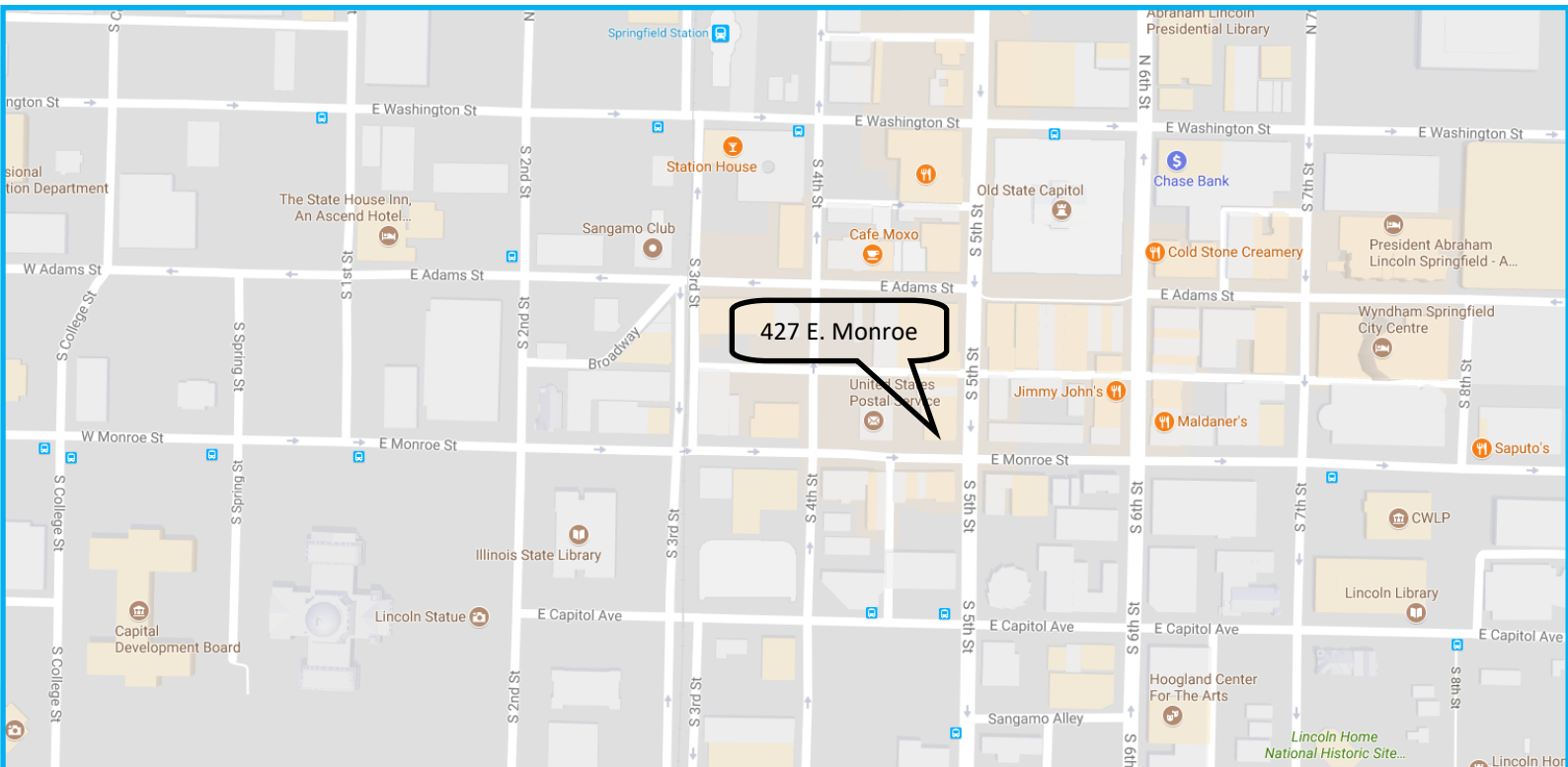
## South Bar





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