

Centrum Building

(N.W. Corner of 4th and Madison)

319 East Madison Street - Springfield, Illinois 62701

www.centrumbuilding.com

Location: Centrally located in the new Illinois Medical District; 2-3 blocks between two local major Hospitals - St. John's and Memorial Medical Center and 4-5 blocks from the State Capitol. Newly opened Abraham Lincoln Presidential Library and Museum is 2 blocks away. Within Springfield's Central Business District along two major vehicular arteries. An excellent location for medical, governmental, association and other professional offices.

Features: * 1200sf multi-story atrium, available for tenant events or lounge, free of charge.

* Coffee / Sandwich Shop on site.

* Commercial construction standards including brick veneer, steel construction, high efficiency windows, walls and ceilings.

* Modern and contemporary office design with **energy efficient** construction. Originally built in 1990. Many, many updates since.

* Individually metered and controlled heating / cooling systems.

* T-1 High speed internet access. Fiber Optic is onsite as well.

* Private bathrooms in each suite

* Plumbing with oak cabinetry and plastic laminate tops

* Designated parking available

* Free employee/patient/customer parking onsite parking

* Additional month to month parking available across Madison Street on lot managed by building management.

* Lighted parking lots

* Sound insulated interior walls

* Fire and smoke detection systems

- * Skylights and naturally lighted interior corridors
- * Ceramic tile at public areas and carpeted office suites.
- * Two elevators and three exit stairways
- * Automatic entry doors
- * Building meets required accessibility standards
- * 2 sets of Common public restroom
- * Full service gross leases. Owner pays real estate taxes, property insurance and common area maintenance/repairs costs. Other arrangements negotiable.

Management Co. : Albanese Development Corporation
Leasing Agent: Dennis Albanese
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