

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 201: Approx. 1,800 | 18,000 | \$14/sf gross | S-3 | \$650,000 |
| Suite 301: Approx. 1,000 | | | | |
| Suite 302: Approx. 750 | | | | |
| First Floor: 6,000 (can be divided) | | | | |

Features

- Excellent **office space** located on a prime corner in downtown Springfield. Second and third floor suites available. Ideal location for lobbyist, attorney, architect, accountant or any other professional needing downtown office space.
- Ground level **bar/potential restaurant/retail space** available! 6,000 sq. ft. featuring an open floor plan, 2 bars, a stage, and 2 outdoor seating areas. Bar fixtures must be negotiated separately with the current tenant. Easily utilized as retail space with open floor.
- Listing agent has a financial interest in the property.

Area

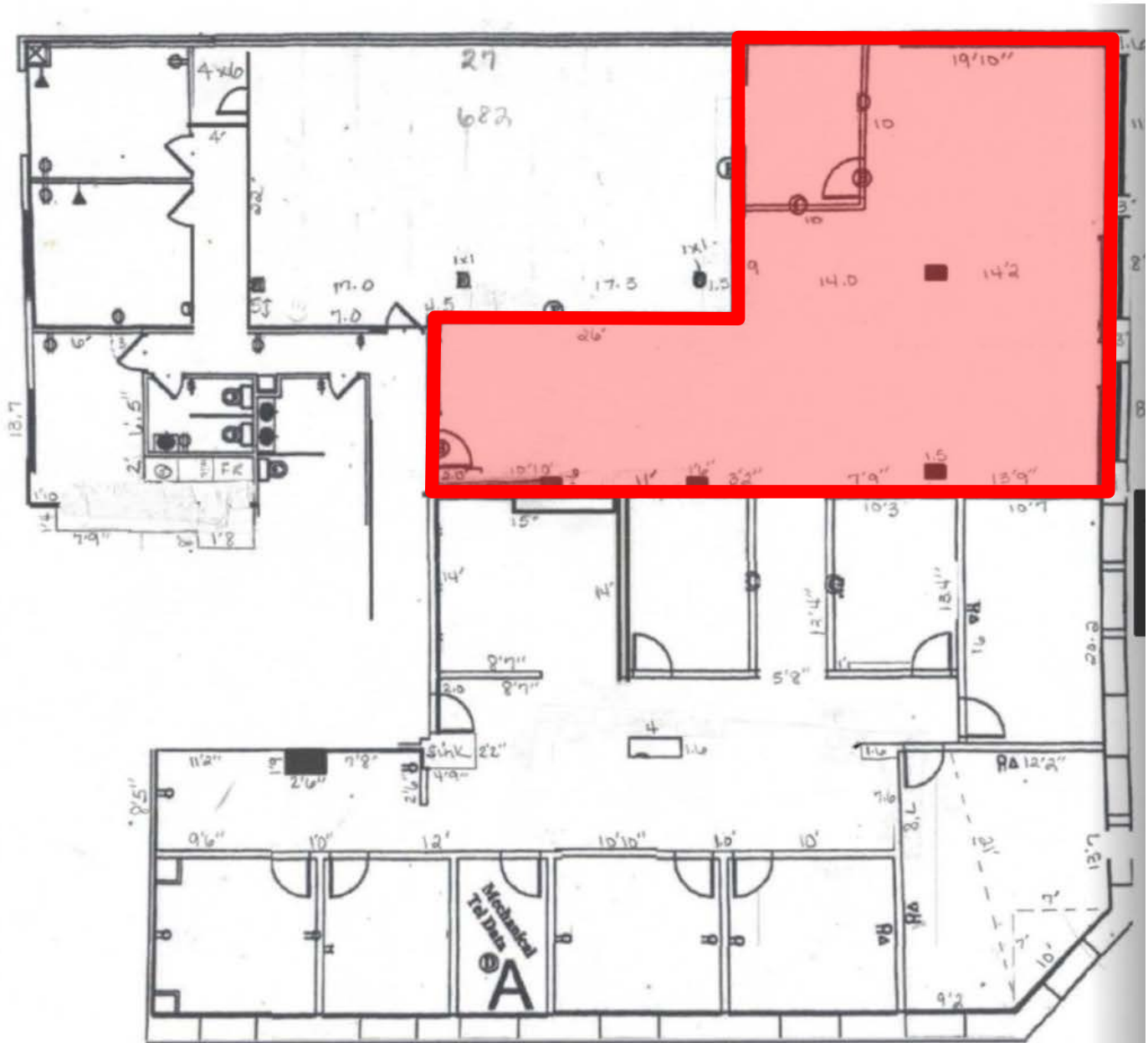
Property is located on the corner of 5th and Monroe in the heart of downtown Springfield. Just 3 blocks from the State Capitol and Amtrak station, next door to the post office and 3 banks are within 1-2 blocks. Multiple restaurants and gift shops also minutes away. Building is approx. 1 mile to Memorial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

Curtis Tillett, Broker | 217-726-3298 | curtis@curtistillett.com

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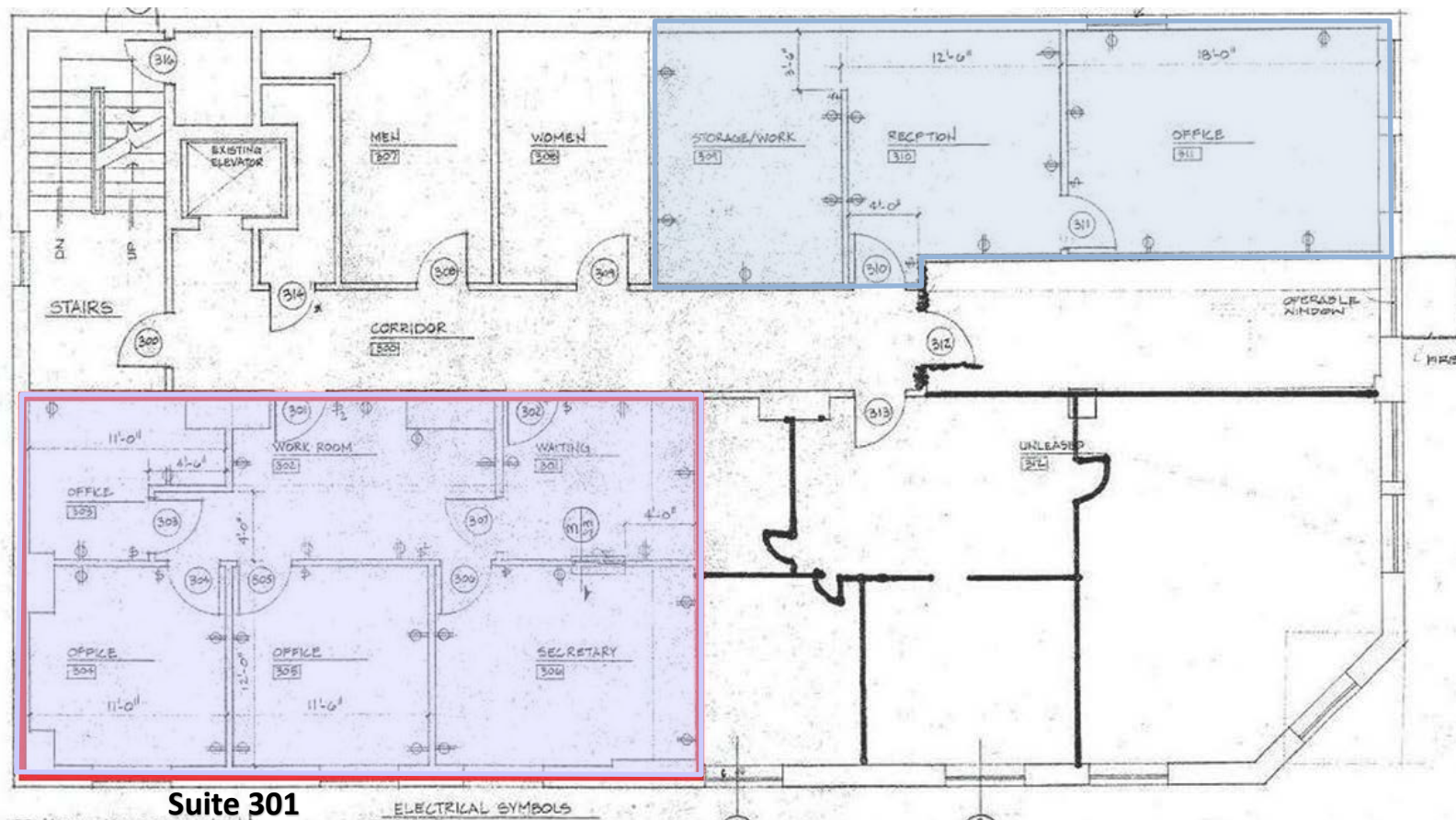
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3rd Floor

Suite 302



Approx. 1,000 SF

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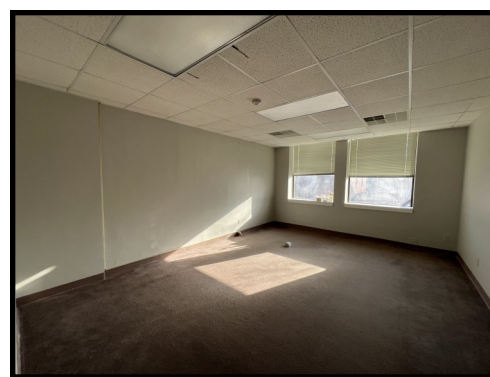


Suite 301



Furniture is not in the suite.

Suite 302



FOR MORE DETAILS CONTACT:

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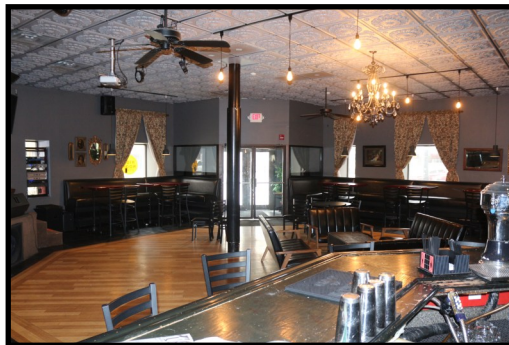
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North Bar



South Bar

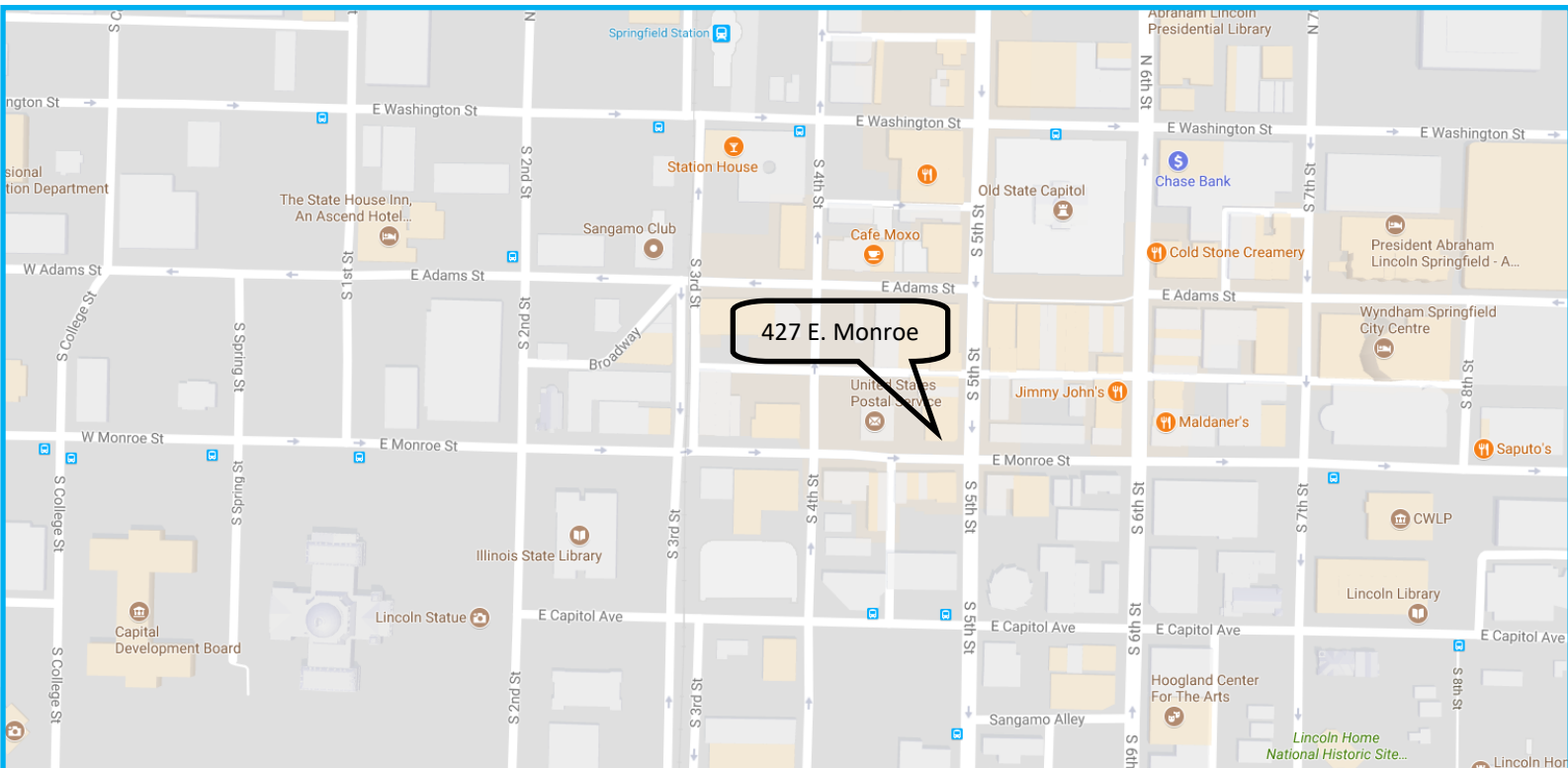


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