

FOR SALE OR LEASE

\$845,000; \$16/SF / \$10/SF GROSS



2801 W. Lawrence, Springfield, IL 62704

Professional Office Building For Sale or Lease

Property Information

SQ. FT.

9,500

LEASE RATE

\$16/sf Gross; \$10/sf Gross

LOT SIZE

1.45 acres

ZONING

B-1

LIST PRICE

\$845,000

Area

Property is located on the west side of Springfield, just west of the lighted intersection of Lawrence and Veterans Parkway. Nearby business include Fit Club, Family Video, Quizno's as well as dentists, doctors and other professional offices and residential neighborhoods.

PROPERTY DESCRIPTION

Subject property is a stand alone office building on the west side of Springfield. Property features easy access from Veteran's Parkway as well as excellent visibility. Building consists of 14 private offices, open work areas and a heated garage area with 4 overhead doors that is approx. 2,000 SF. Furniture included. Lease rate is \$16/sf gross for the office space and \$10/sf gross for the garage. Building sits on a large lot with +/- 60 parking spaces.

FOR MORE DETAILS CONTACT:

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

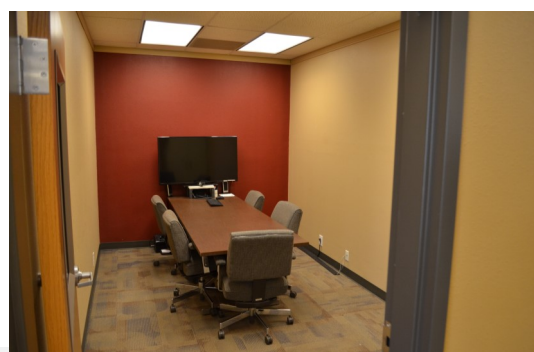
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THE REAL ESTATE GROUP
427 E. MONROE, SUITE 400
SPRINGFIELD, IL 62701

217-787-7000

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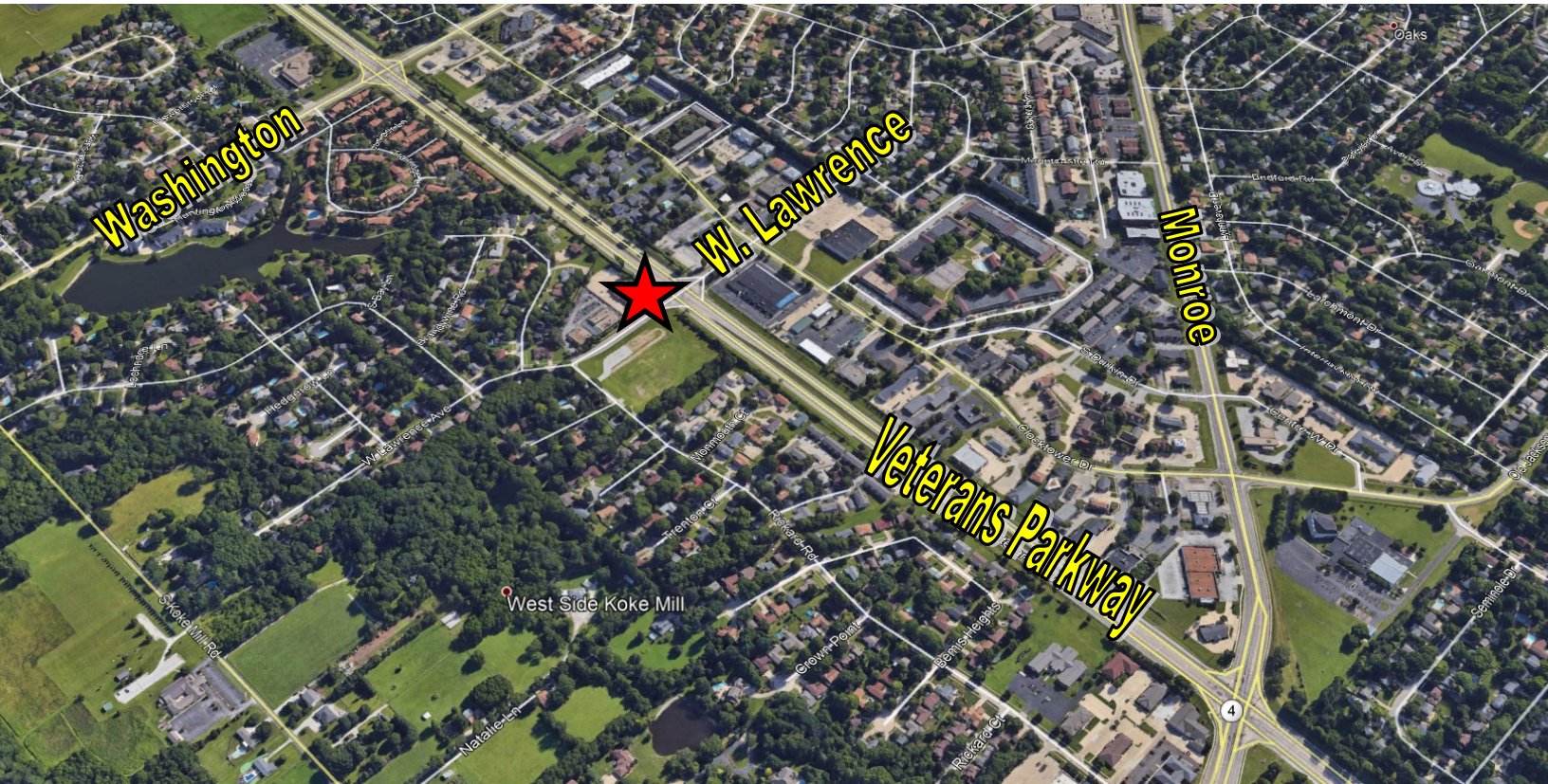
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