

FOR SALE OR LEASE

\$1,500,000

\$15.50/SF GROSS



2501 Chatham Road Office Building For Sale or Lease

Property Information

TOTAL BUILDING SQ. FT.	32,500
SQ. FT. AVAILABLE	Suite 210: 2,218 Suite 310: 5,450 Suite 315: 2,570
LEASE RATE	\$15.50/sq. ft. gross
LIST PRICE	\$1,500,000
PARKING	3/1000
ZONING	R-5b
TAX ID NUMBERS	22-06.0-477-030 22-07.0-230-001
AGE OF BLDG	Approx. 20 yrs old
LOT SIZE	1.5 acres

Features

Subject property is a three-story, professional, class A office building in a popular location on Springfield's west side. Building is an excellent investment with approx. 75% leased and a very competitive list price. One suite available on the 2nd floor and two suites available on the 3rd floor, one being ideal for a medical user. Ample parking on site. Building tenants include Lee O'Keefe Insurance Agency, Exam One, Escape Springfield, Murphy & Associates, American Lung Association, and Hennessy and Roach, P.C.

Area

This site is just north of Iles Ave. at the intersection of Chatham Rd. and Montana Dr. Located near other professional and medical office buildings as well as banks, restaurants and shopping. Neighbors include Schnuck's, Illinois National Bank, Papa Murphy's, Cherry Berry, United Community Bank and Pizza Hut among others.

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

CURTISTILLETT.COM

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

217-787-7000

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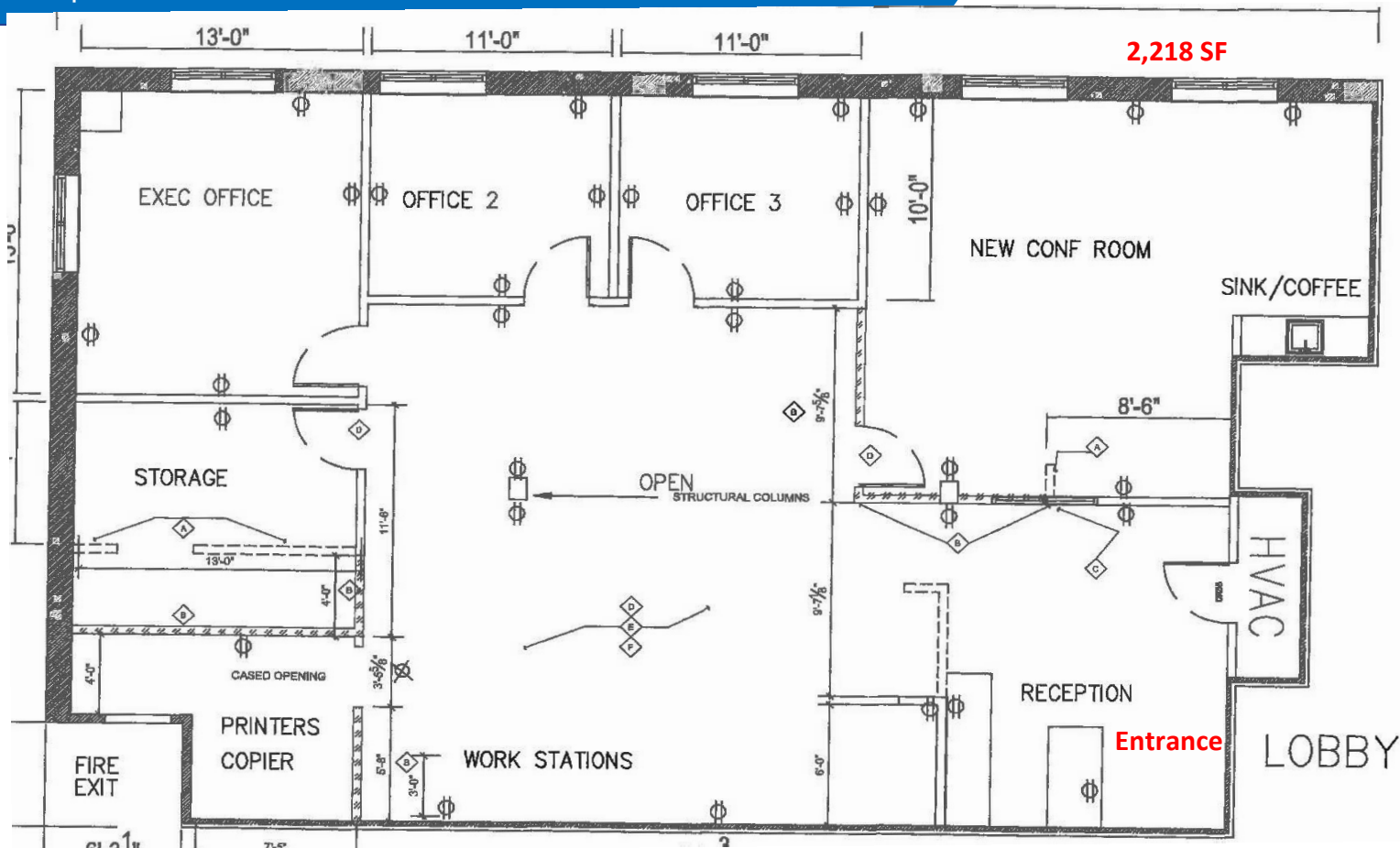


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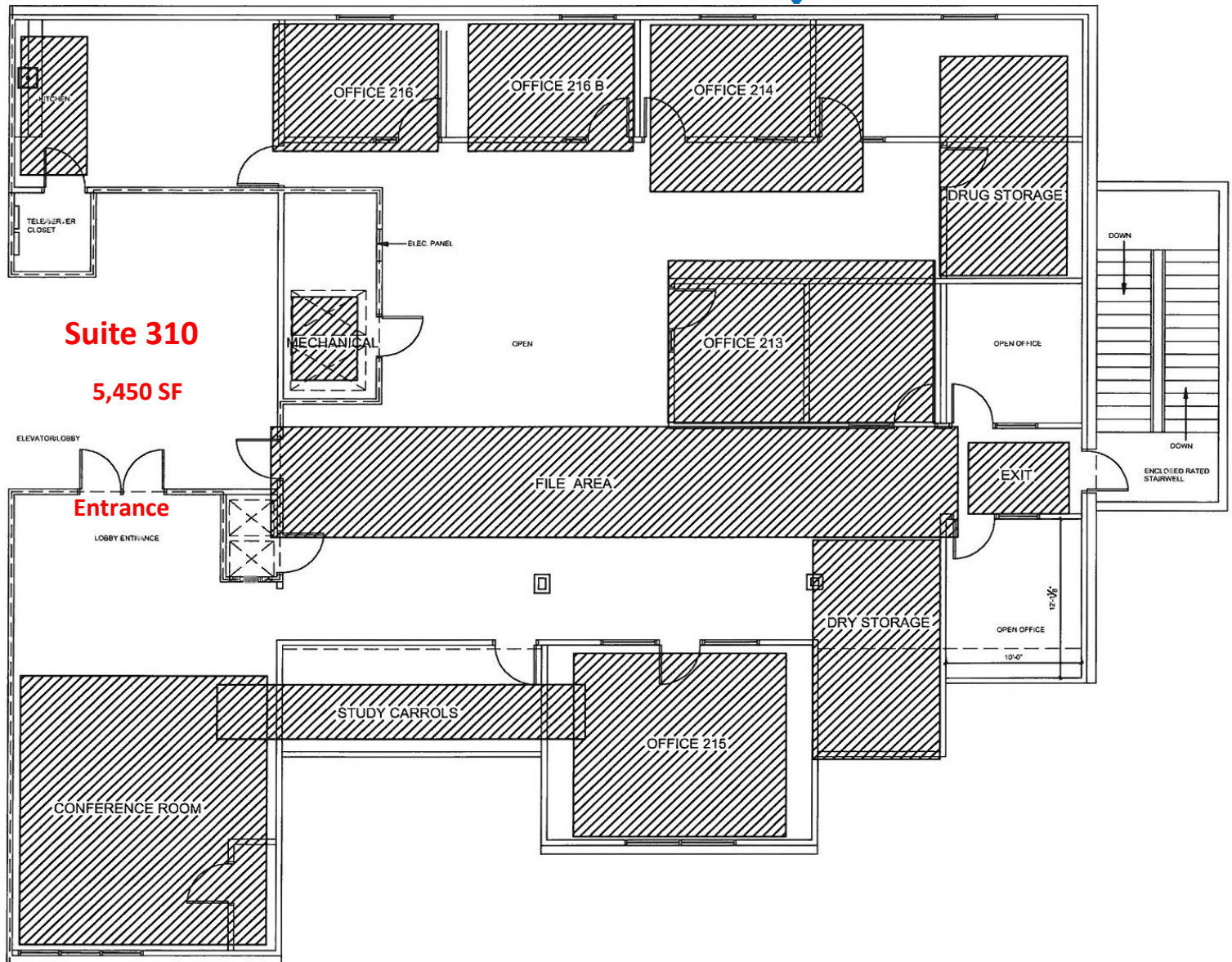
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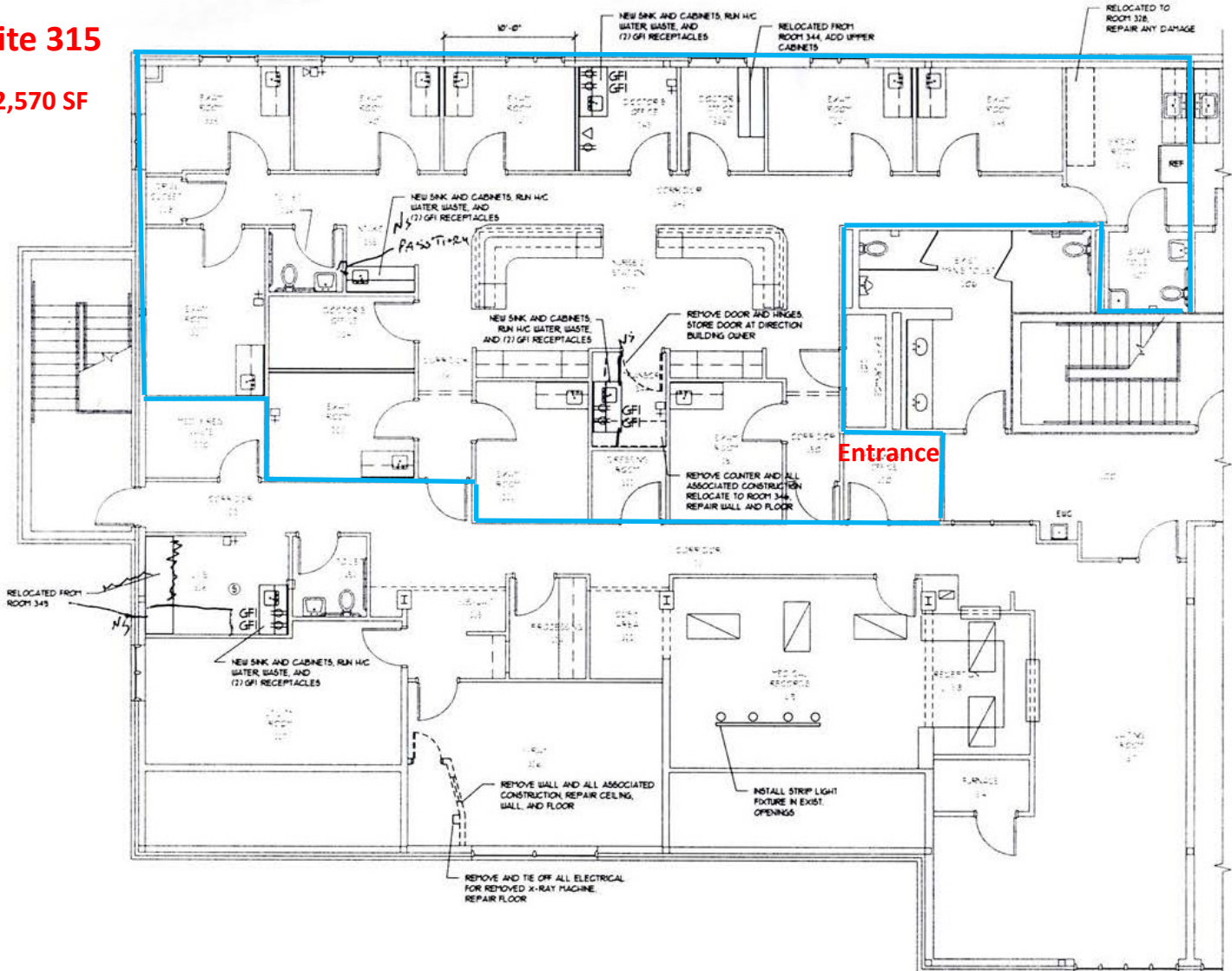
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Suite 315

2,570 SF



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