

# FOR SALE OR LEASE

\$1,200,000

\$15.50/SF GROSS



## 2501 Chatham Road Office Building For Sale or Lease

### Property Information

<b>TOTAL BUILDING SQ. FT.</b>	32,500
<b>SQ. FT. AVAILABLE</b>	Suite 110: 1,975 Suite 210: 2,218 Suite 310: 5,450 Suite 315: 2,570
<b>LEASE RATE</b>	\$15.50/sq. ft. gross
<b>LIST PRICE</b>	\$1,200,000
<b>PARKING</b>	3/1000
<b>ZONING</b>	R-5b
<b>TAX ID NUMBERS</b>	22-06.0-477-030 22-07.0-230-001
<b>AGE OF BLDG</b>	Approx. 20 yrs old
<b>LOT SIZE</b>	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. 62% leased and a very competitive list price. One suite available on the 1st floor, 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, 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, United Community Bank and Pizza Hut among others.

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

**CURTISTILLETT.COM**

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

217-787-7000



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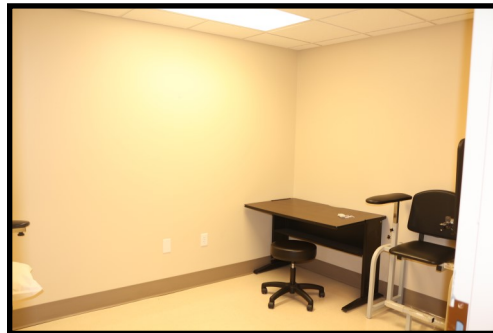
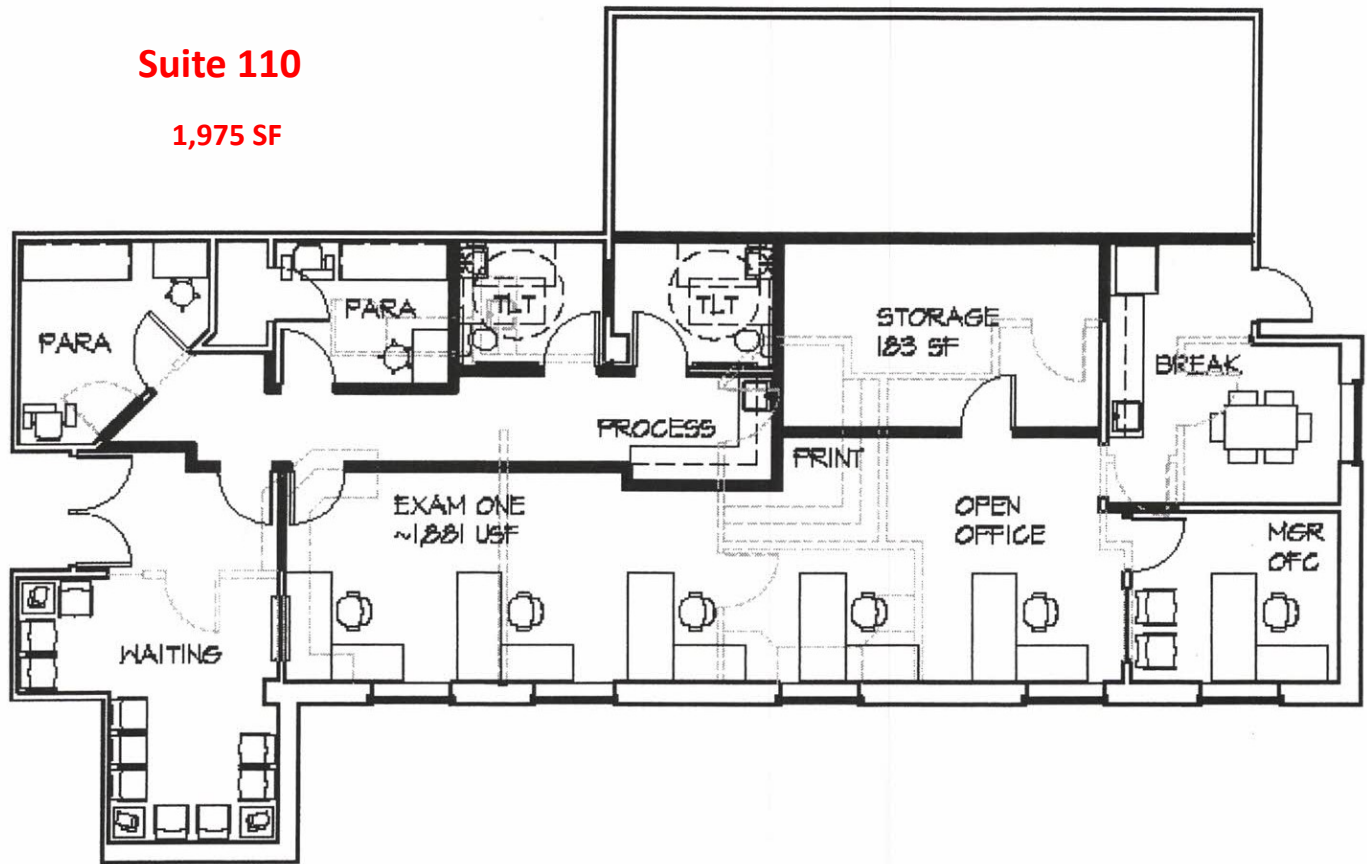
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**Suite 110**

**1,975 SF**

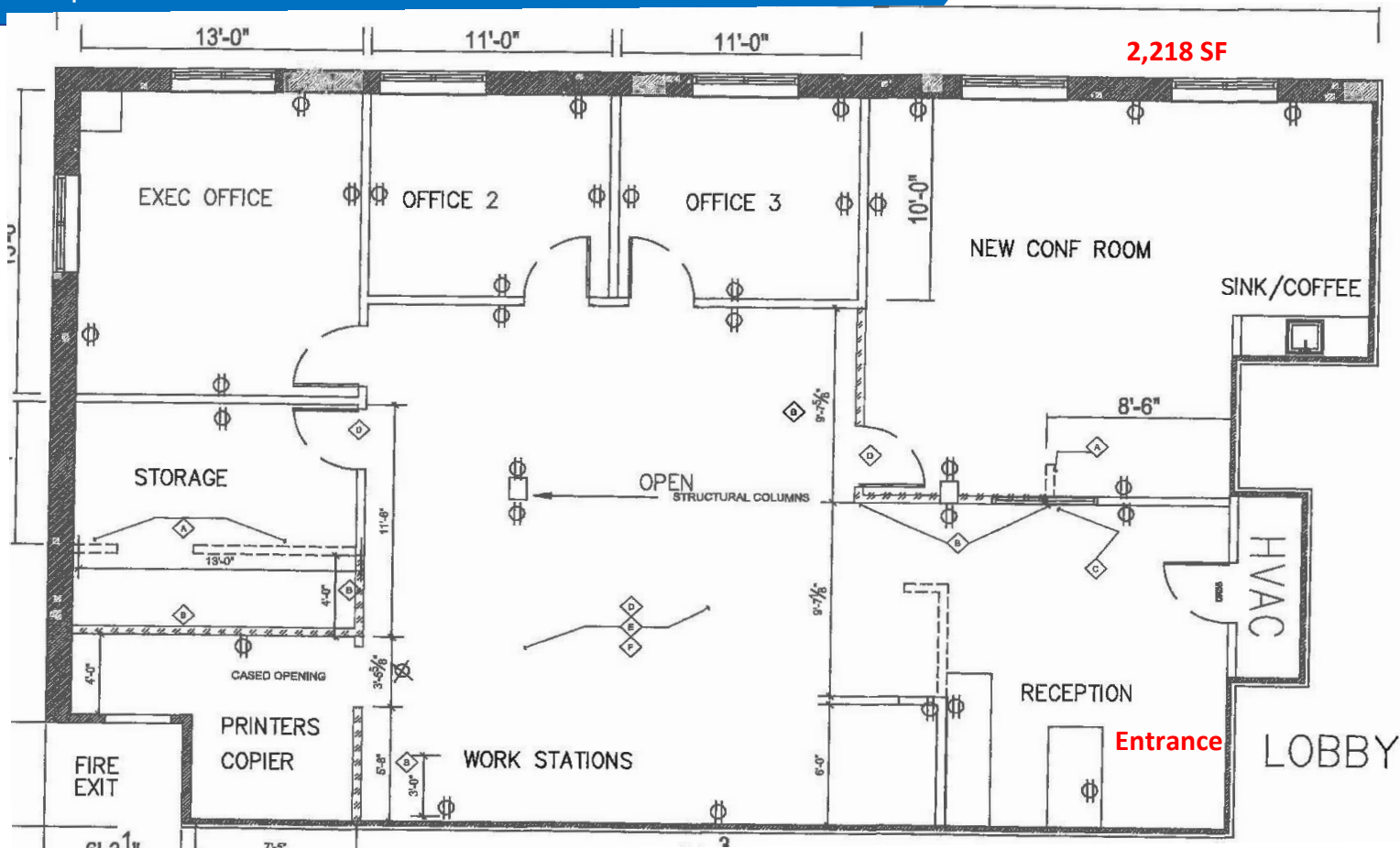


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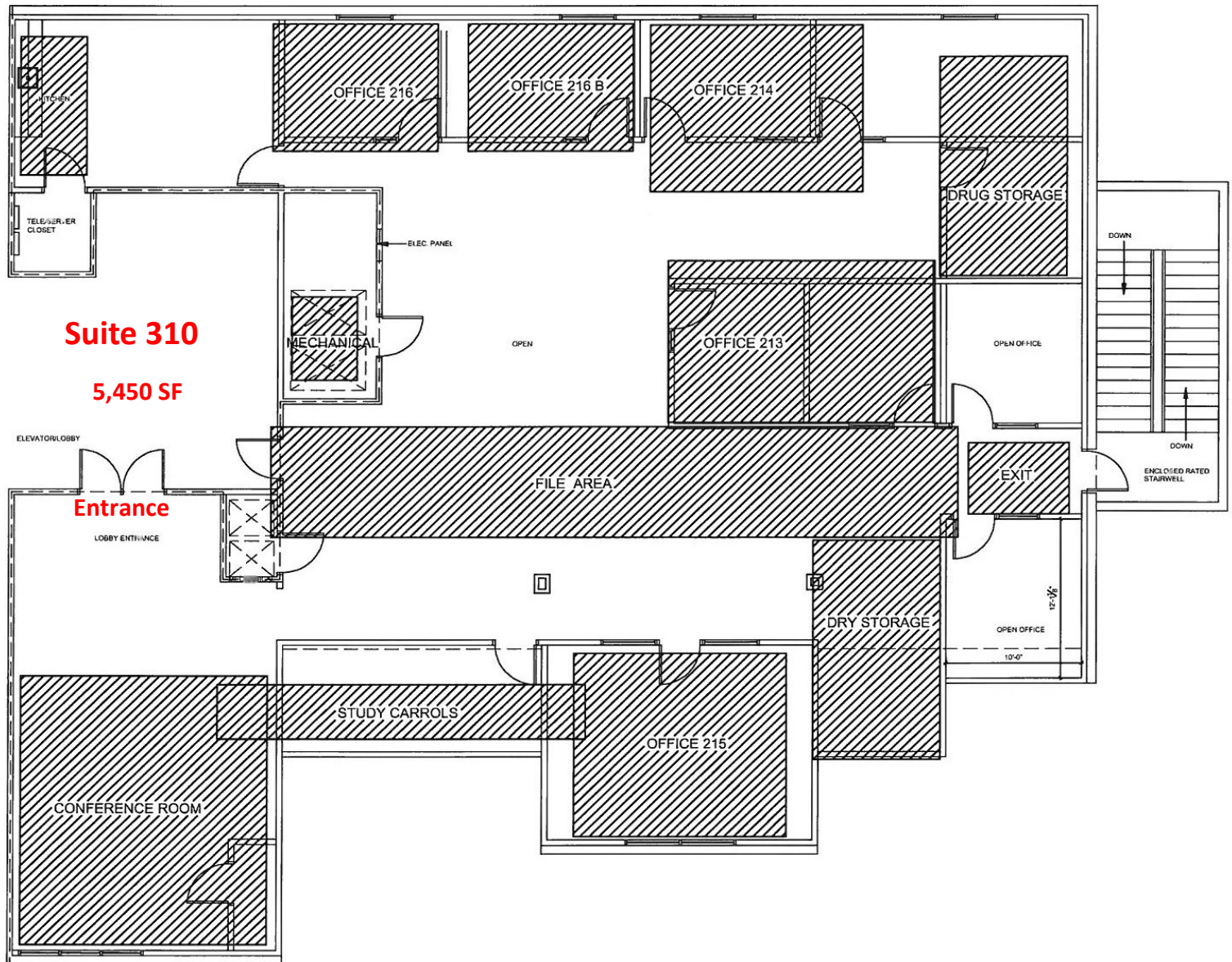




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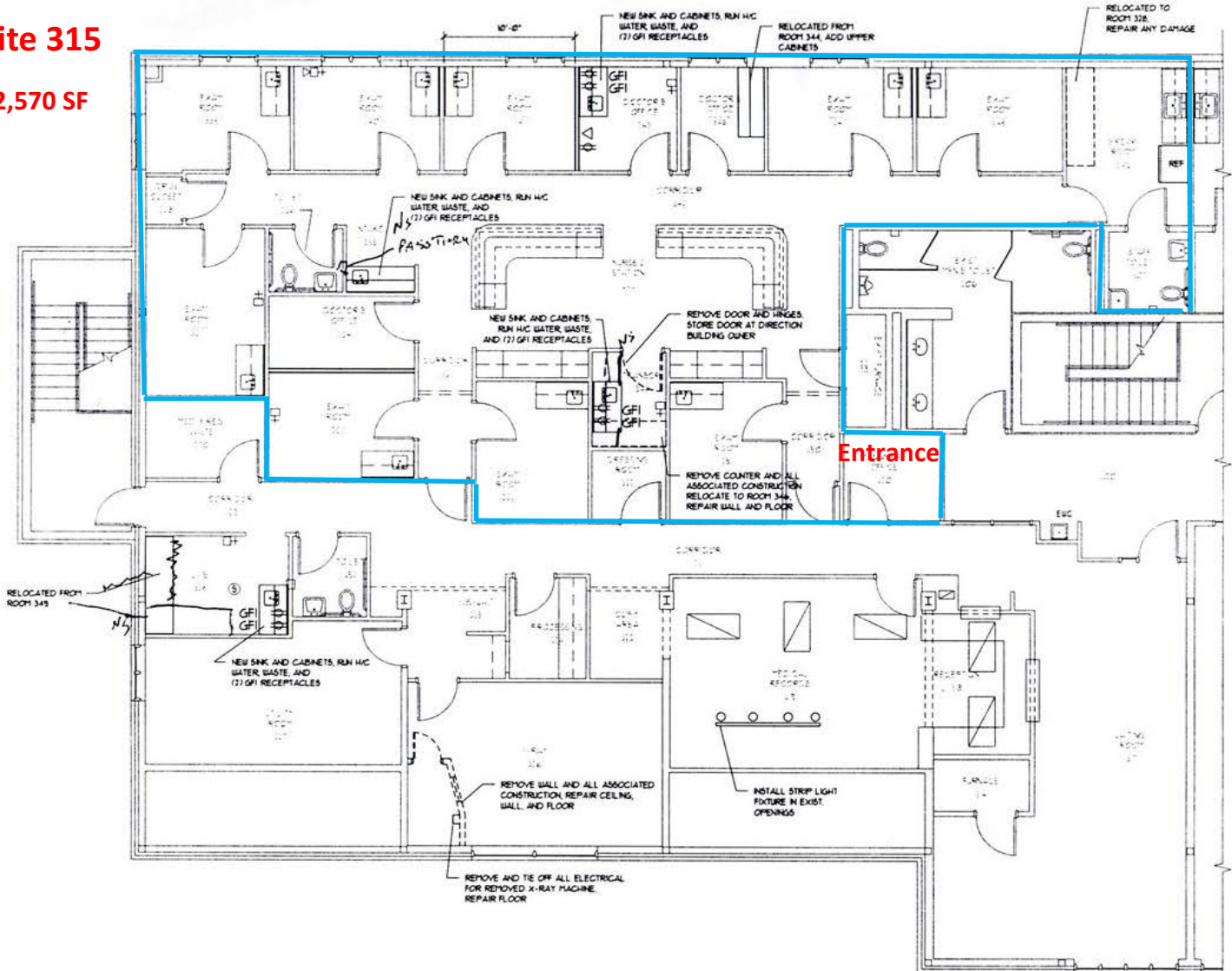
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**Suite 315**

**2,570 SF**



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