

FOR SALE OR LEASE

\$2,550,000

\$14.75/SF Gross



400 S. 9th St. Office Building For Sale or Lease

Property Information

TOTAL BUILDING SQ. FT.	34,000
SQ. FT. AVAILABLE	1,900 3,470 4,800
LEASE RATE	\$14.75/sq. ft. gross
ZONING	S-3
TAX ID NUMBERS	14340252015 14340252004 14340252005
AGE OF BLDG	Approx. 28 yrs old
LOT SIZE	30,000 sq. ft.
LIST PRICE	\$2,550,000

Features

Subject property is a two-story, professional, class A office building just south of the county courthouse. Good investment property with competitive list price. Two suites available on the first floor. Ample parking on site to the south. Building tenants include Hinshaw & Culbertson, Children's Advocacy Center, Stange Law Firm and Quinn, Johnston, Henderson, Preoriorous & Cerulo.

Area

This site is two blocks south of the Sangamon County Complex and across the street from the Lincoln Home National Historic Site. The Federal Courthouse and city offices are also just blocks away.

FOR MORE DETAILS CONTACT:

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

\$14.75/SF Gross



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Northeast Suite



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Southeast Suite



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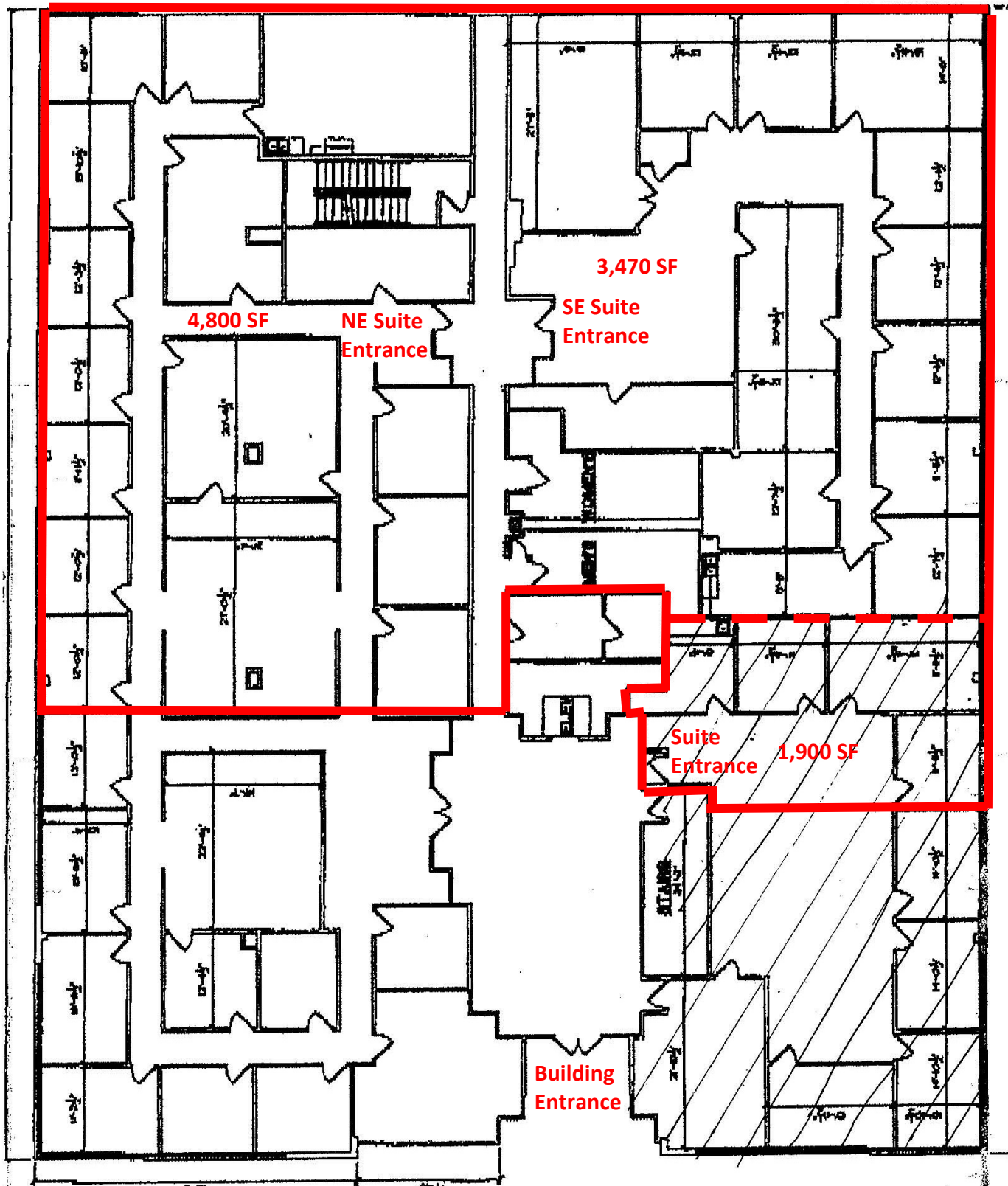
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