

# FOR SALE OR LEASE



427 E. Monroe, Springfield, IL 62701

## Professional Office Space For Lease

### Property Information

SQ. FT.	TOTAL SF	LEASE RATE	ZONING	LIST PRICE	OCCUPANCY
2nd floor: 1,800*	18,000	\$11/sf gross	S-3	\$750,000	Approx. 67%
2nd floor: 3,000*	*Can be combined				
3rd floor: 1,000					
3rd floor: 750					
4th floor: 3,000					

#### Features

Excellent office space located on a prime corner in downtown Springfield. Several options available. Ideal location for lobbyist, attorney, architect, accountant or any other professional needing downtown office space. Listing agent has a financial interest in the property.

#### Area

Property is located on the corner of 5th and Monroe in 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 | 217-726-3298 | [curtis@curtistillett.com](mailto:curtis@curtistillett.com)**

**[CURTISTILLETT.COM](http://CURTISTILLETT.COM)**

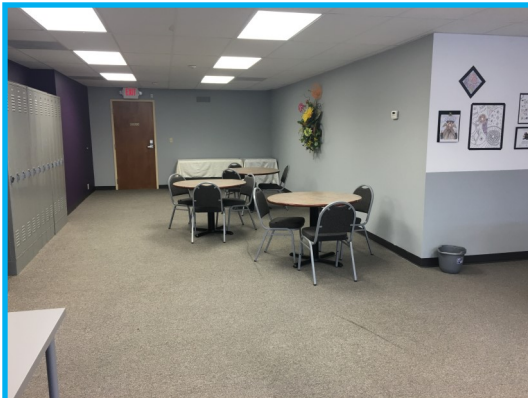
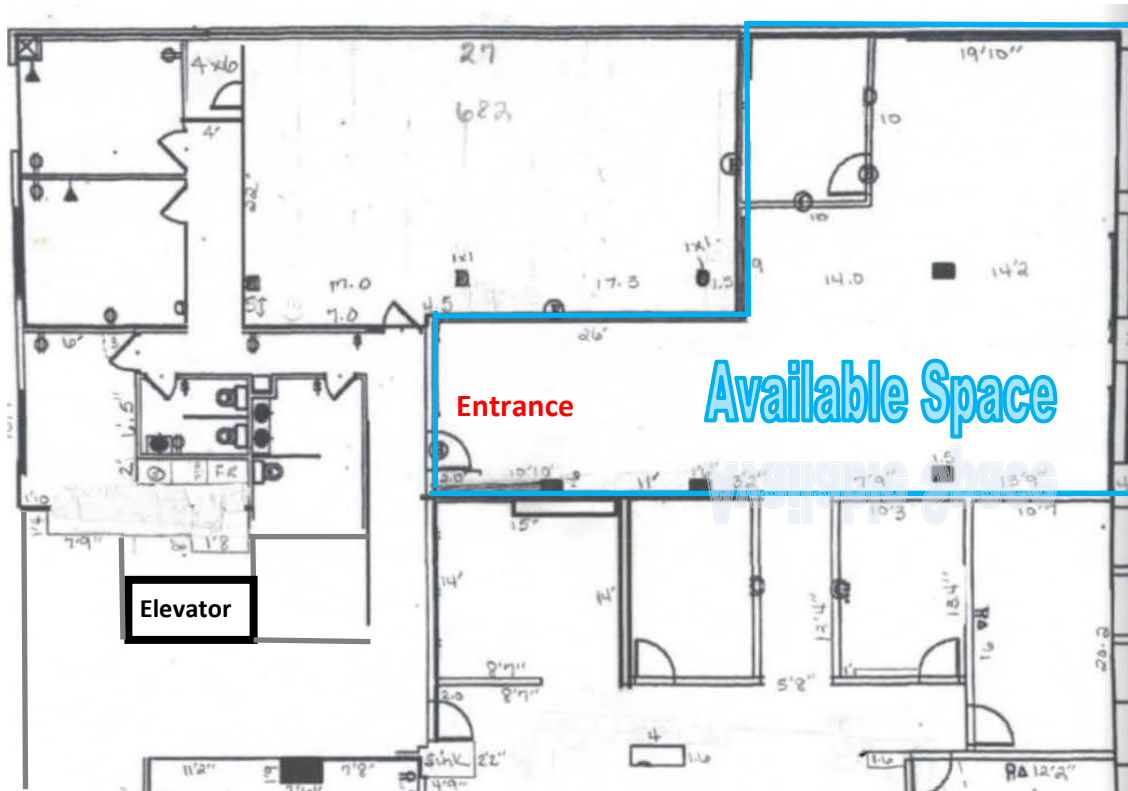
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427 E. Monroe, Suite 400  
Springfield, IL 62701  
217-787-7000



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## 2nd Floor



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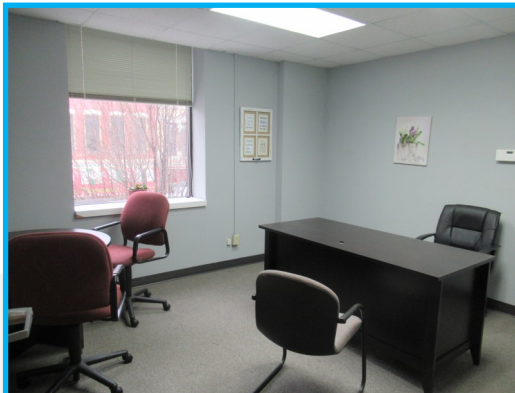
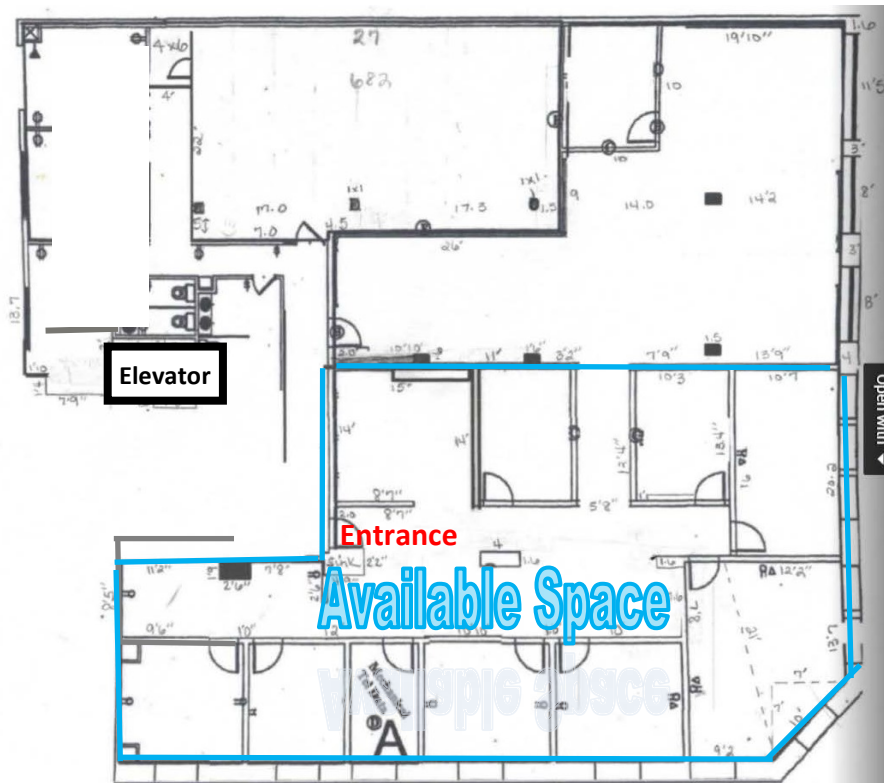
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## 2nd Floor



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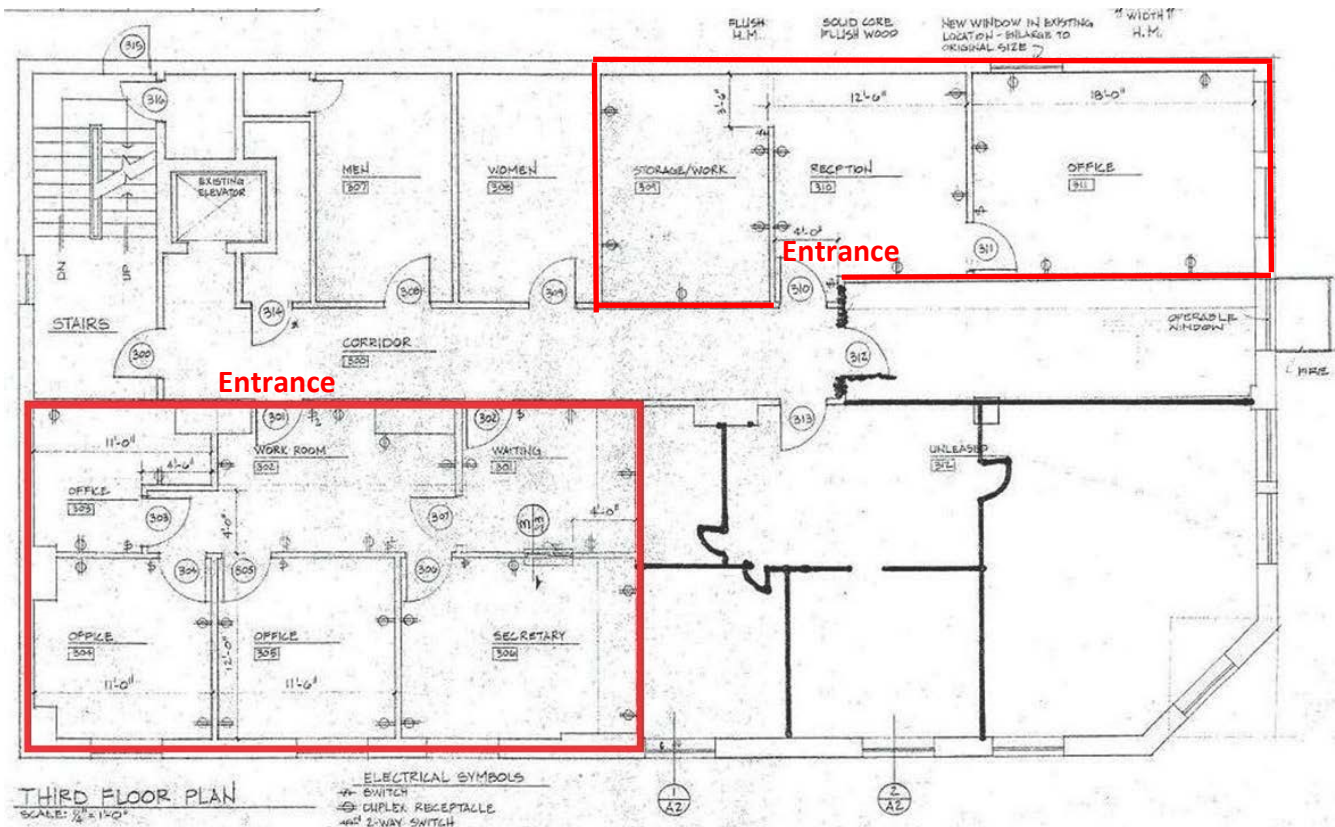
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## 3rd Floor



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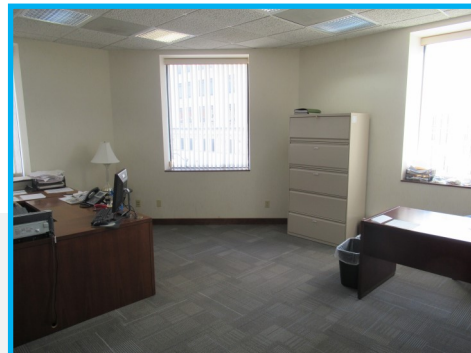
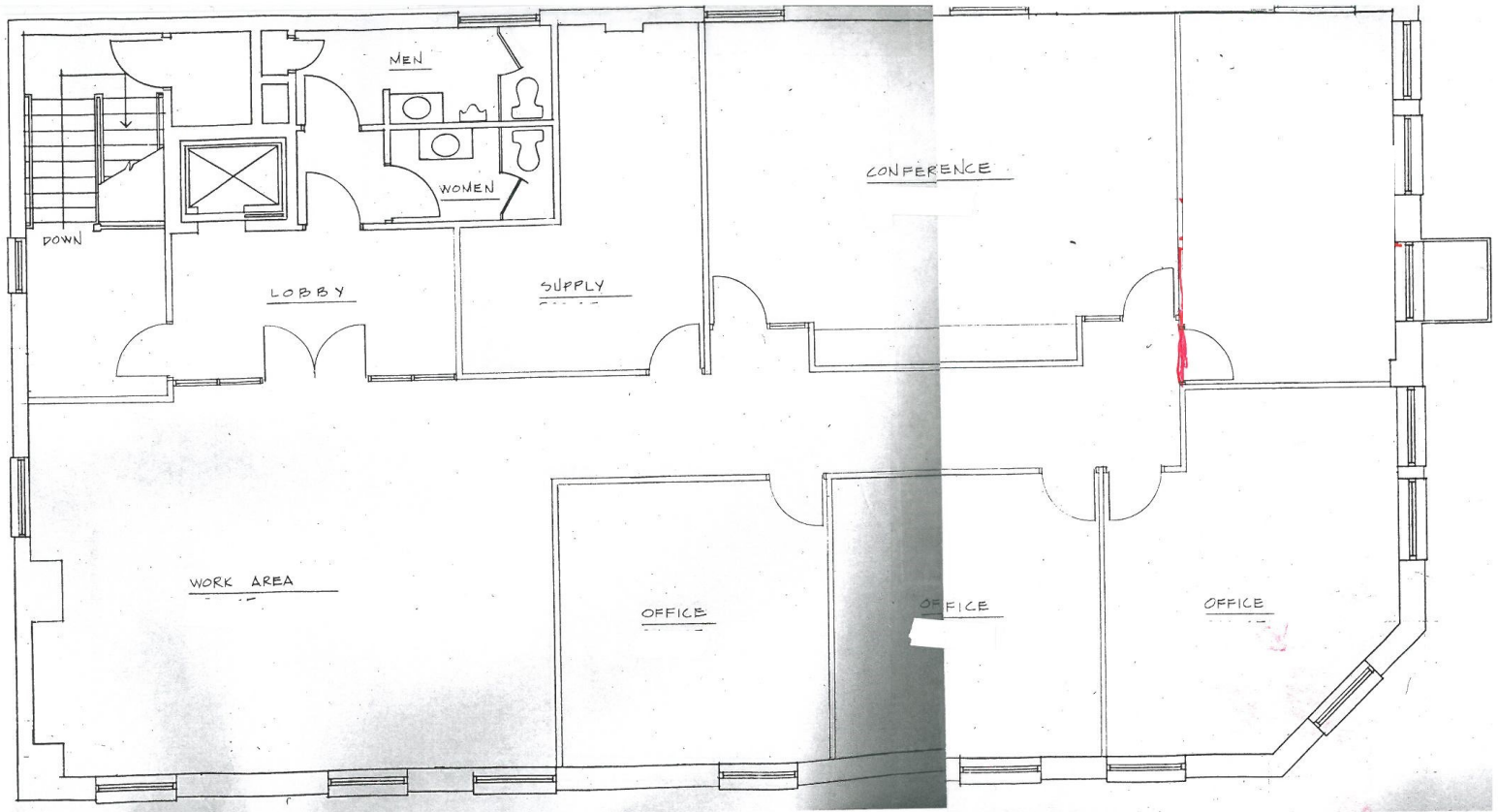
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## 4th Floor

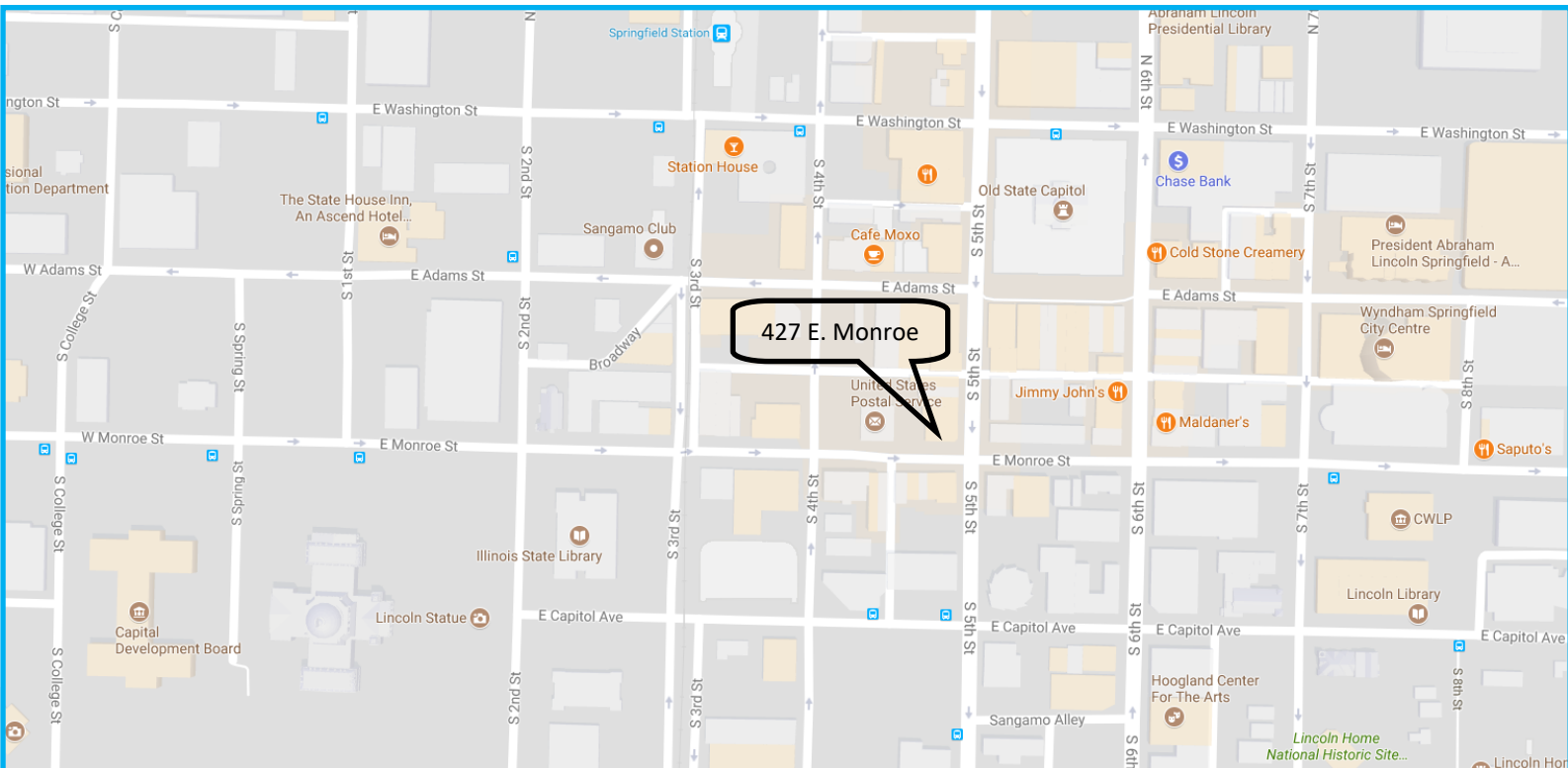
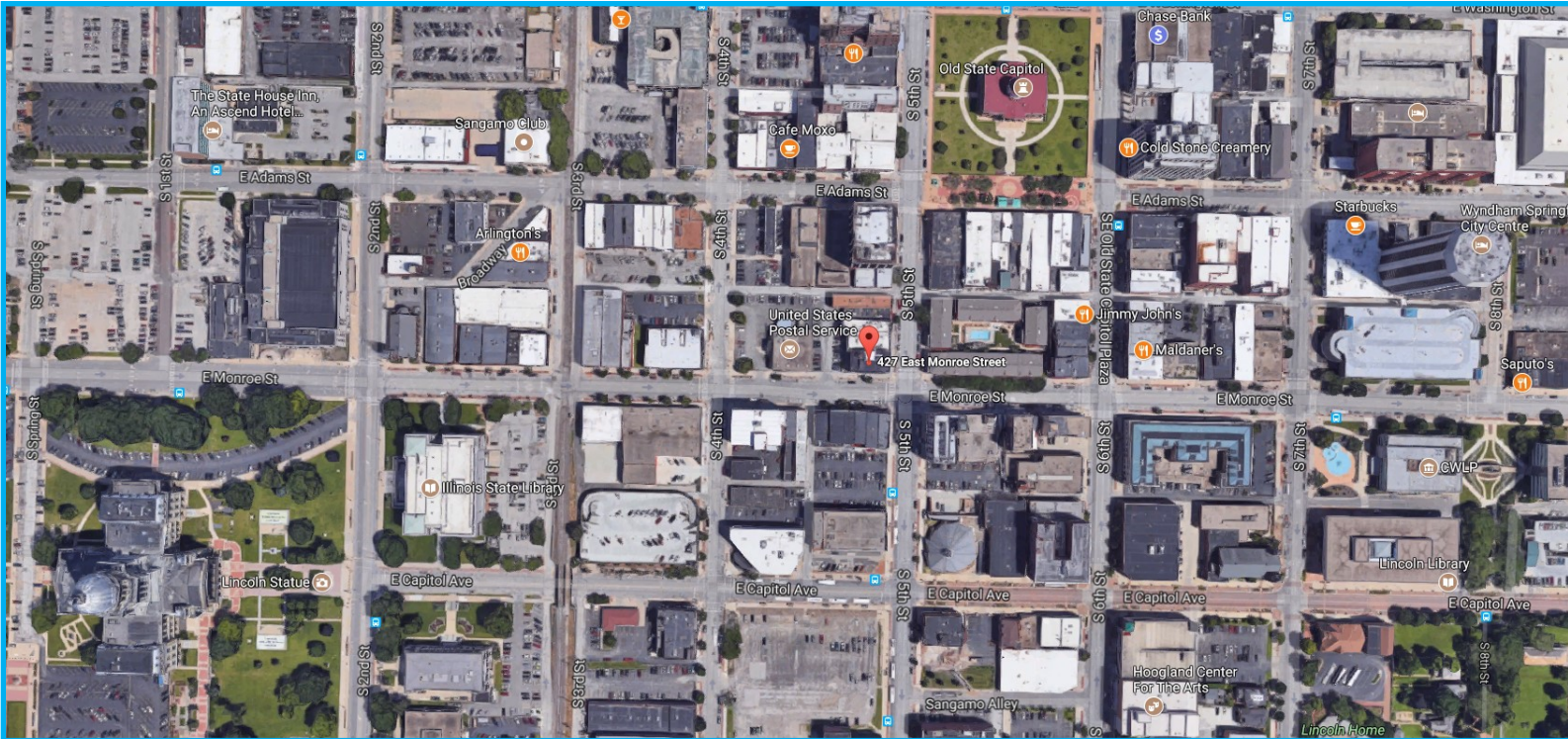


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