

FOR SUBLEASE

\$13/SF Gross



4800 W. Wabash Ave. Office Space For Sublease

Property Information

TOTAL BUILDING SQ. FT.	180,000
SQ. FT. AVAILABLE	29,162
LEASE RATE	\$13/sq. ft. Gross
ZONING	S-2
AGE OF BLDG	Approx. 15 yrs old
LOT SIZE	Approx. 14.7 acres

Area

This site is located on Wabash, less than a mile from the I-72/Wabash interchange. Wabash has recently been widened to accommodate the growth of this particular area. Many restaurants nearby such as Bella Milano, IHOP, Buffalo Wild Wings, Culver's, Coz's Pizza, among others. Nearby businesses include the Green Family car dealerships, Qik N Ez, Dick Van Dyke Appliance World, AMC Theaters, Robert's Automotive, Wells Fargo. Also near several affluent residential neighborhoods and less than a mile from I-72. The area has seen tremendous growth in the last several years.

Features

Subject property is a three-story, professional office building on Springfield's far west side. Sublease opportunity with fully furnished space and ample parking. Lease expires December 31, 2020. Space is mostly open offering multiple types of cubicles, with several private rooms around the perimeter, large kitchenette, storage and common restrooms. Several common conference rooms available for use. Full cafeteria available as well as 2 loading docks. 24-hour security in place.

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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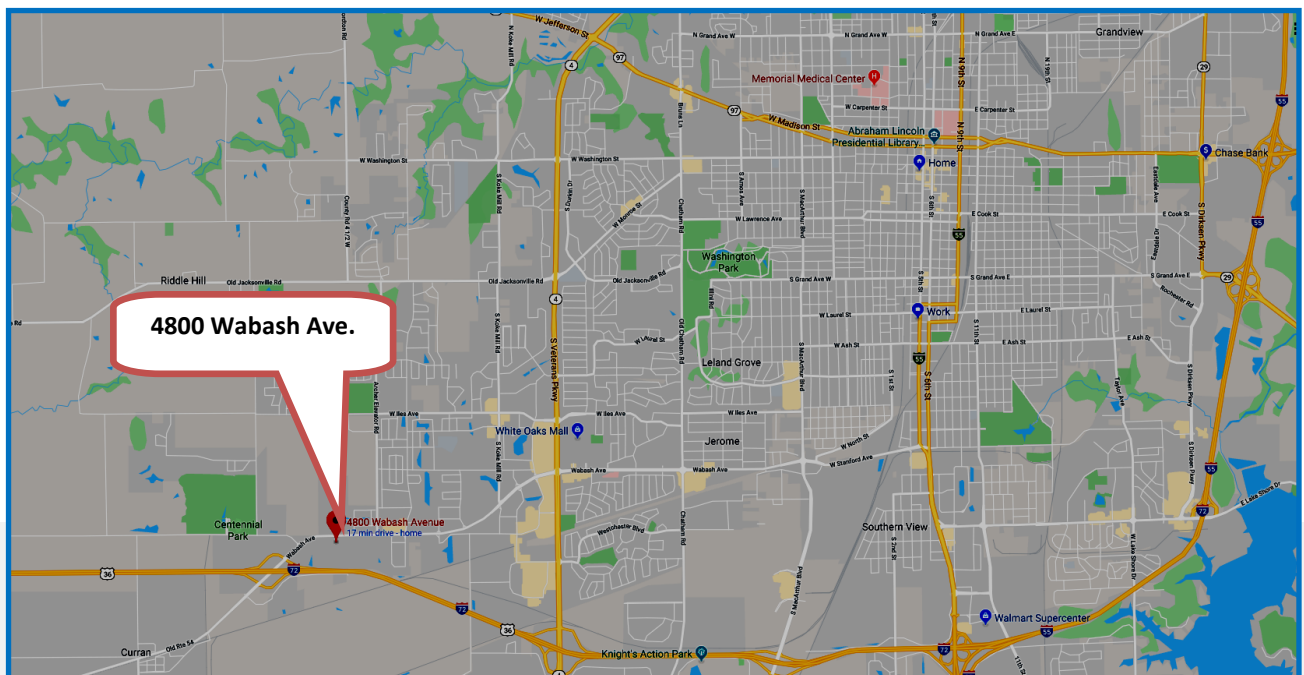
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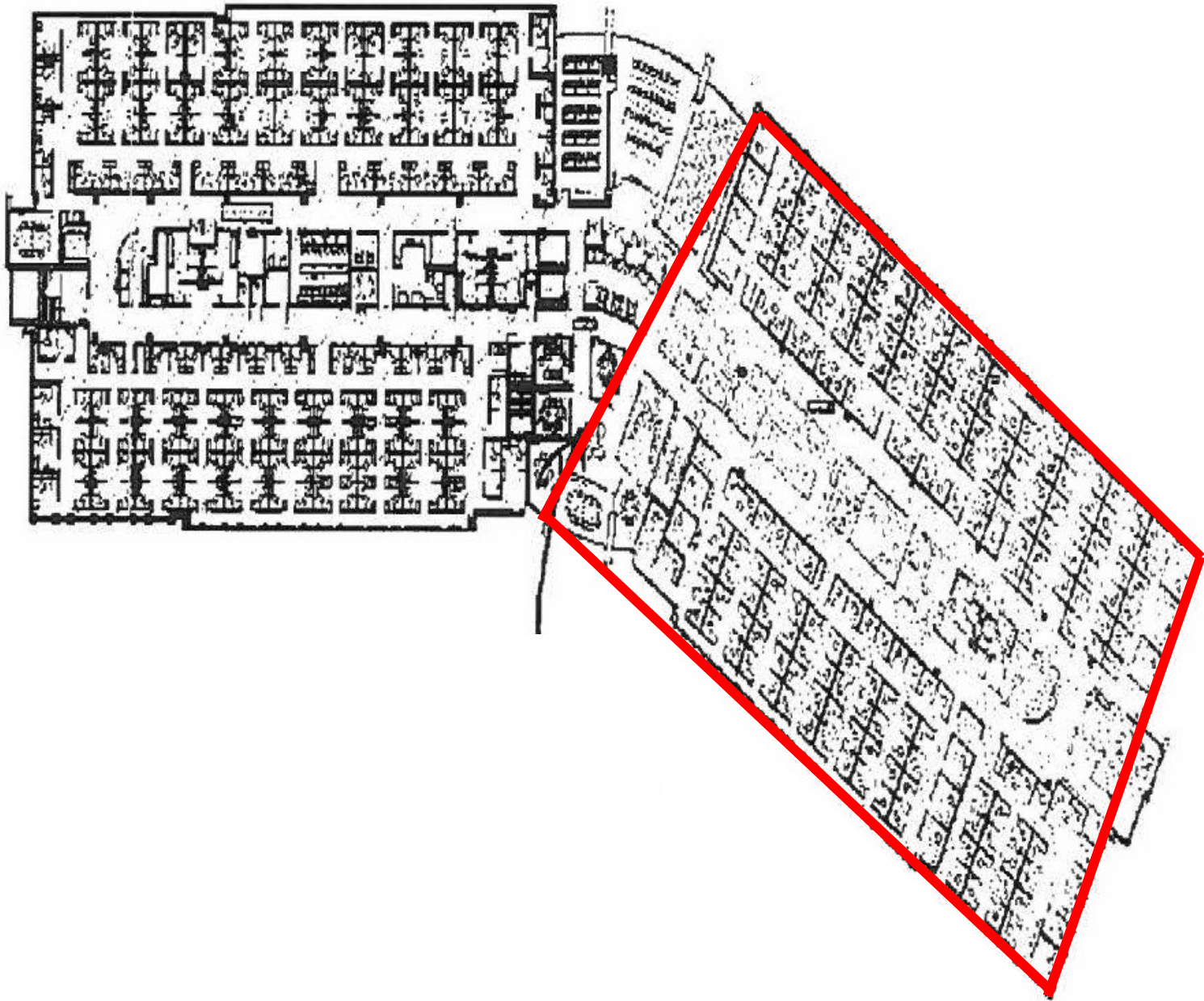
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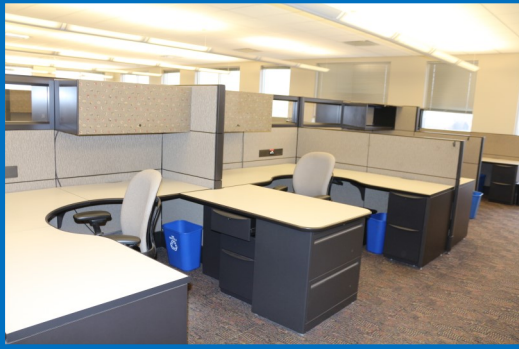
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