

# FOR SALE OR LEASE

2205 Wabash



2205 Wabash, Springfield, IL 62704

## Professional Office/Retail Space For Sale or Lease

### Property Information

#### SQ. FT.

Suite 108: 1,972

Suite 107: 2,000

2nd floor: 16,598

#### LEASE RATE

\$10/sf + utilities and janitorial

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\$8.00/sf Gross

#### LIST PRICE

\$2,150,000

#### LOT SIZE

2.26 acres

#### ZONING

S-2

#### TRAFFIC COUNTS

22,300 VPD

#### Area

Property is located on the west side of Springfield, near Montvale just blocks east of White Oaks Mall. New development continues in the area. Nearby business include First Bankers Trust, Qdoba, Massage Luxe, Small Cakes, MCL Cafeteria, Just Beds and many others. Doctors' and other professional offices minutes away as well as several residential neighborhoods.

#### PROPERTY DESCRIPTION

Subject property is a two-story office/retail building on Springfield's flourishing west side. Suites 107 & 108 available on the first floor as well as second floor space consisting of large classroom-type rooms, private offices and work areas. Second floor space can be divided. Great location on high traffic street within blocks of White Oaks Mall and the main shopping area of Springfield. Competitive pricing. Bring an offer!

### FOR MORE DETAILS CONTACT:

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

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

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

217-787-7000



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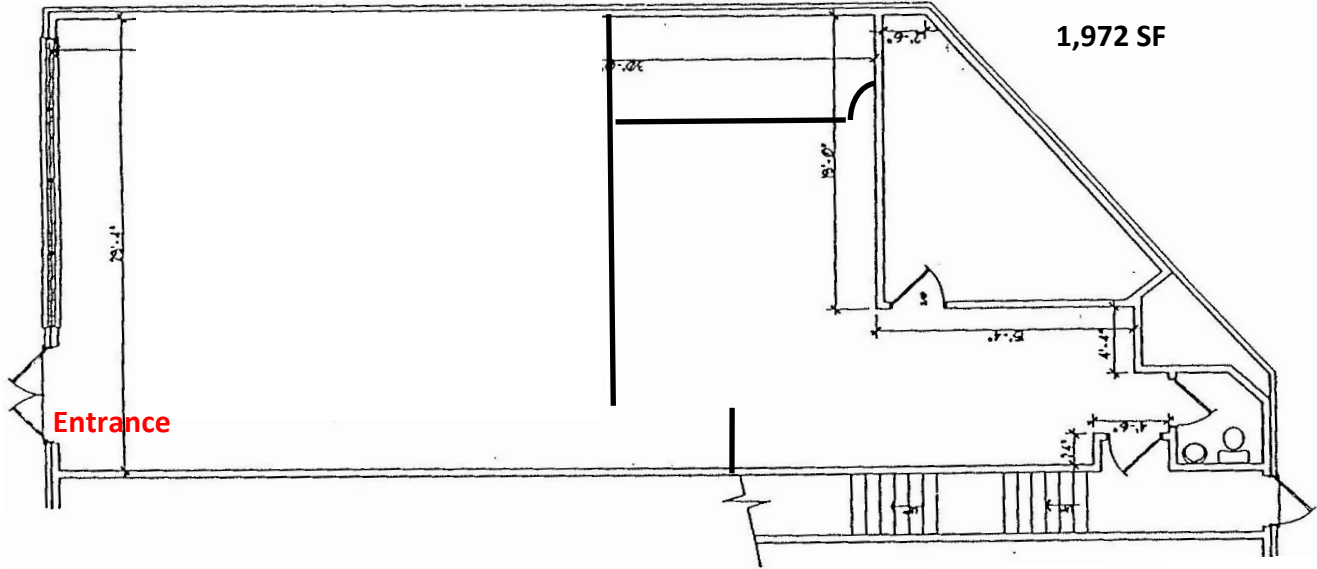
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Suite 108

1,972 SF



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Suite 107

Approx. 2,000 SF



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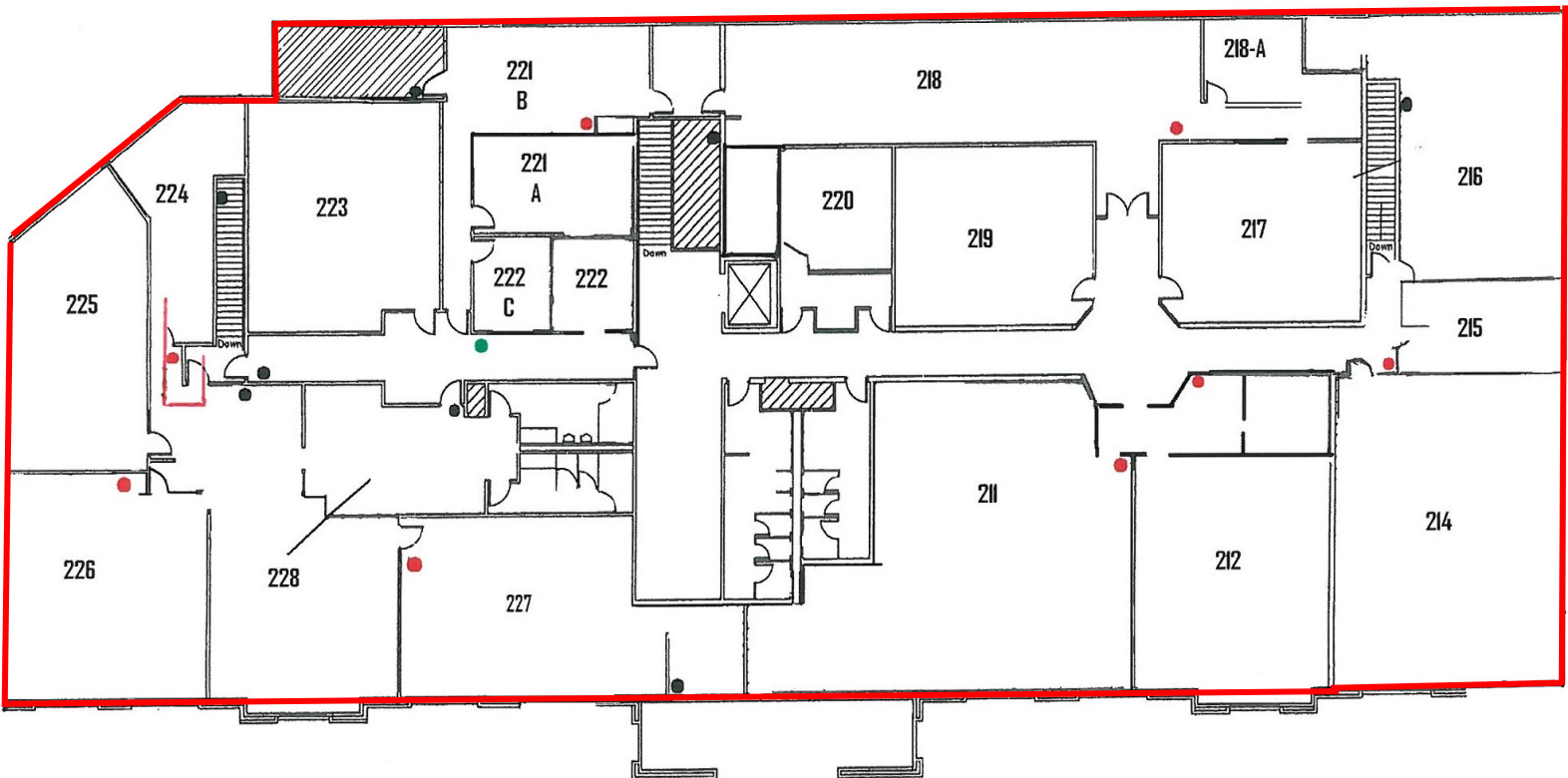
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## Second Floor



## FOR MORE DETAILS CONTACT:

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## Second Floor Office Space



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## Second Floor Office



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**Curtis Tillett, Managing Broker**  
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## 2205 Wabash



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