

# FOR SALE/LEASE



300 Richmond Ave. E., Mattoon, IL 61938

## UNIQUE OFFICE BUILDING FOR SALE/LEASE

### Property Information

#### BUILDING SIZE

8,664

#### AVAILABLE SF FOR LEASE

8,664 SF

#### SALE PRICE

\$475,000 OR BEST OFFER

#### LEASE PRICE

\$7.00 / SF NNN

#### TAX PIN

06-0-04409-000

#### ZONING

C3 - Commercial

### AREA DESCRIPTION

The subject property is located three blocks north of Charleston Avenue (Illinois Rt. 16) and just west of the Cross County Mall. It is surrounded by retail/office users and within close proximity to Interstate 57 and downtown Mattoon. Neighboring businesses include Slumberland, Goodwill, Denny's, Planet Fitness, Cross County Mall and Rural King corporate offices.

### PROPERTY DESCRIPTION

300 Richmond Avenue East is a single-story brick building attached to a two-story glass cube, which totals an 8,664 SF office building. The glass cube provides fantastic curb appeal and natural light with great views from the second floor. The glass cube portion of the building had a new rubber roof installed in 2017. The rest of the building has an asphalt shingle roof that was last replaced in 2004. The reflective glass in the cube was replaced in 2013. This building is full of unique features including a vestibule entrance with a garden, interior patio, reflective glass skylights, sauna, shower and wooden bridge over a sunken garden leading to the conference room. The current layout includes 8 spacious offices measuring roughly 18'x16', 3 file rooms that could be converted to additional offices/conference rooms/open space, first floor conference room, kitchen, restrooms, second floor flex space, and open office space on the first floor for additional workstations. The building is equipped with 3 Phase 600 Amp electrical service and 6 total HVAC units.

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COLDWELL  
BANKER  
COMMERCIAL

DEVONSHIRE REALTY

# RETAIL AERIAL



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OFFICE

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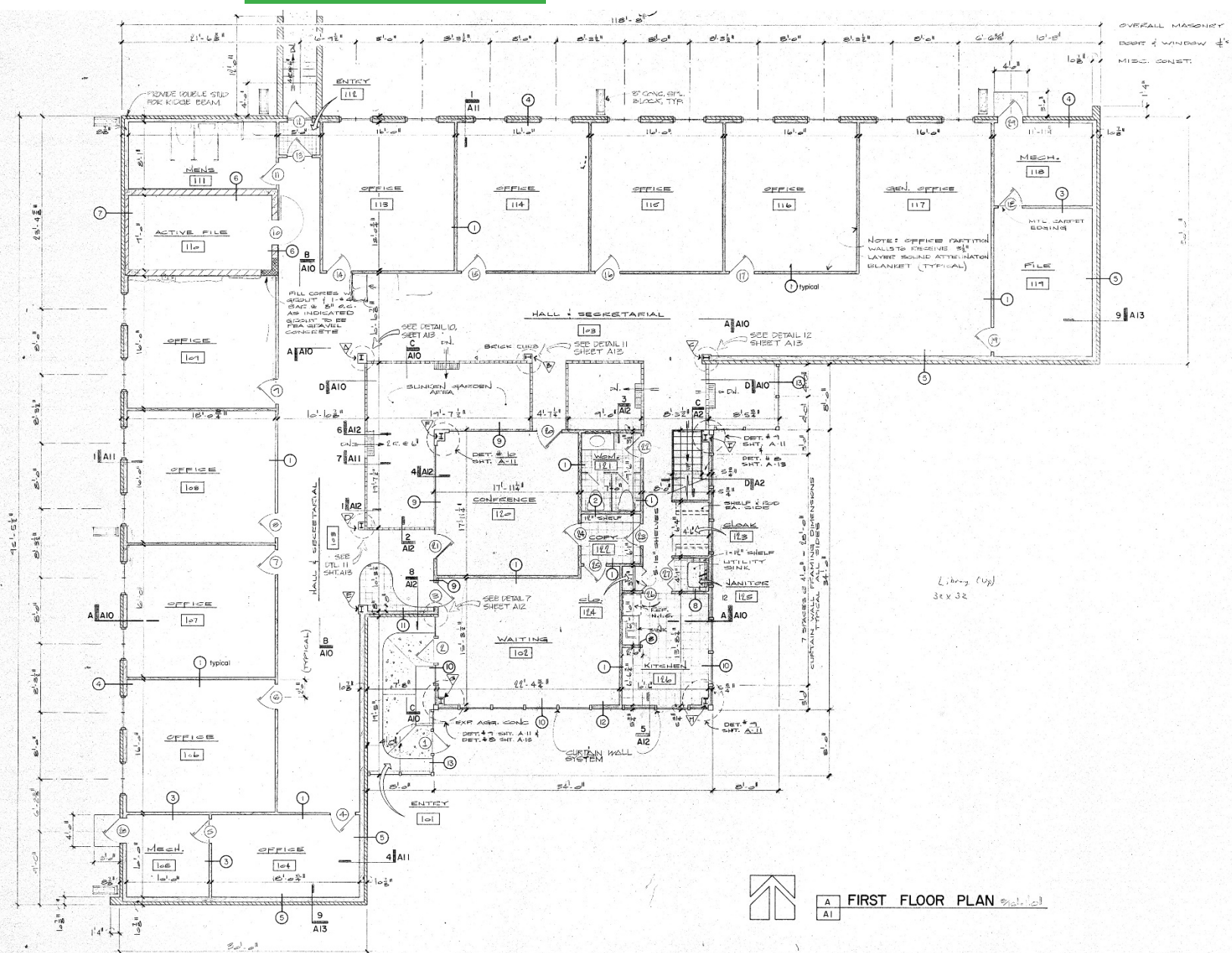
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# FLOOR PLAN



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