

FOR LEASE

Varies / Modified Gross



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



900 Christopher Lane., Springfield, IL 62712

PROPERTY INFORMATION

AVAILABLE SF
607 & 1,143 SF

BUILDING SF
12,296 SF

LEASE TYPE
Modified Gross

ZONING
S-1

PARKING
37 Spaces

TAX ID
22-34.0-177-001

AREA DESCRIPTION

From Toronto Rd, turn south onto S. 6th St Frontage Rd. Property is on corner of Christopher Ln.

PROPERTY DESCRIPTION

Small office suites available for lease in large building just off Toronto Rd and S. 6th Street Frontage Rd. Plenty of on-site parking. Tenant is responsible for own utilities. Measurements deemed to be accurate, but not warranted.

Suite 1: LEASED Approx. 980 SF office suite. Spaces comes with 2 large rooms – front room has private bathroom and back room has counter with sinks/drawers and double-door access. \$735/mo.

Suite 7: Approx. 607 SF office suite. Space comes with reception, 2 private offices, and 1 private bathroom. \$500/mo.

Suite 17: Approx. 1,143 SF office/warehouse suite. Space comes with large open room, small area for storage with a counter which could be an office, and a 23.5' x 19.5' warehouse with a 16'w x 9'h overhead door. \$690/mo.



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Suite 1



Suite 7



Suite 17



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