



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Office Space w/ Loading Dock in a High Traffic Location Near Interstate 55/72 & Downtown Springfield

FOR LEASE



2200 E. Clear Lake Ave

Springfield, IL 62703

1,640 SF

OFFICE

AVAILABLE SPACE

1,640 SF

LEASE PRICE

\$1,100 / MO

LEASE TYPE

Modified Gross

PARKING

15 Spaces

TAX PIN

14-35.0-201-009

ZONING

I-1

PROPERTY DESCRIPTION

1,640 SF +/- end-cap office space with access to a loading dock. The current configuration includes 2 offices, a showroom, a meeting space, 2 restrooms, and access to a 9'w x 8't loading dock. The Landlord updated the paint, installed a new water heater, and made repairs to the ceiling, walls, plumbing, and electrical in 2020. The back of the property is fenced, and has additional parking. The property has a convenient location between I-55/I-72 and Downtown. The tenant could utilize Tax ID#: 14350201088, which has an additional 0.78 acres.

AREA DESCRIPTION

Subject Property has over 160' frontage on E. Clear Lake Ave (17,600 AADT). It is less than one mile from S. Dirksen Pkwy (18,100 AADT) and Interstate 55/72 (53,100 AADT). The area has high traffic and visibility and a stable business climate. Sangamon Reclaimed is a welcome recent addition to the neighborhood, and Scooter's Coffee will open down the street in December 2022.



BLAKE PRYOR

217.725.9518

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Springfield, IL
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AERIAL



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PHOTOS



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