



FOR LEASE

3124 MONTVALE DRIVE

Springfield, IL 62704

2,874 SF

OFFICE

RETAIL

LEASE PRICE

\$14.00 SF

AVAILABLE SF

2,874 SF

LEASE TYPE

Modified Gross

YEAR BUILT

1989

TAX PIN

22-07.0-251-003

ZONING

S-2

PROPERTY DESCRIPTION

FOR LEASE: 2,874 SF +/- end-cap office or retail space located just off Wabash Ave. The space is a former dental office, and would be perfect for other medical office and/or a spa/salon. The current layout consists of a waiting area, reception area, several treatment rooms with plumbing, private office, break room with storage, and 2 restrooms. Tenant is responsible for utilities. There is ample off-street parking. Co-tenants include Monty's Subs, Body Quest Store, and Just Beds among others. The trade area includes White Oaks Mall, McDonald's, Goodwill, Ashley HomeStore Outlet, and MCL Restaurant and Bakery among many others.

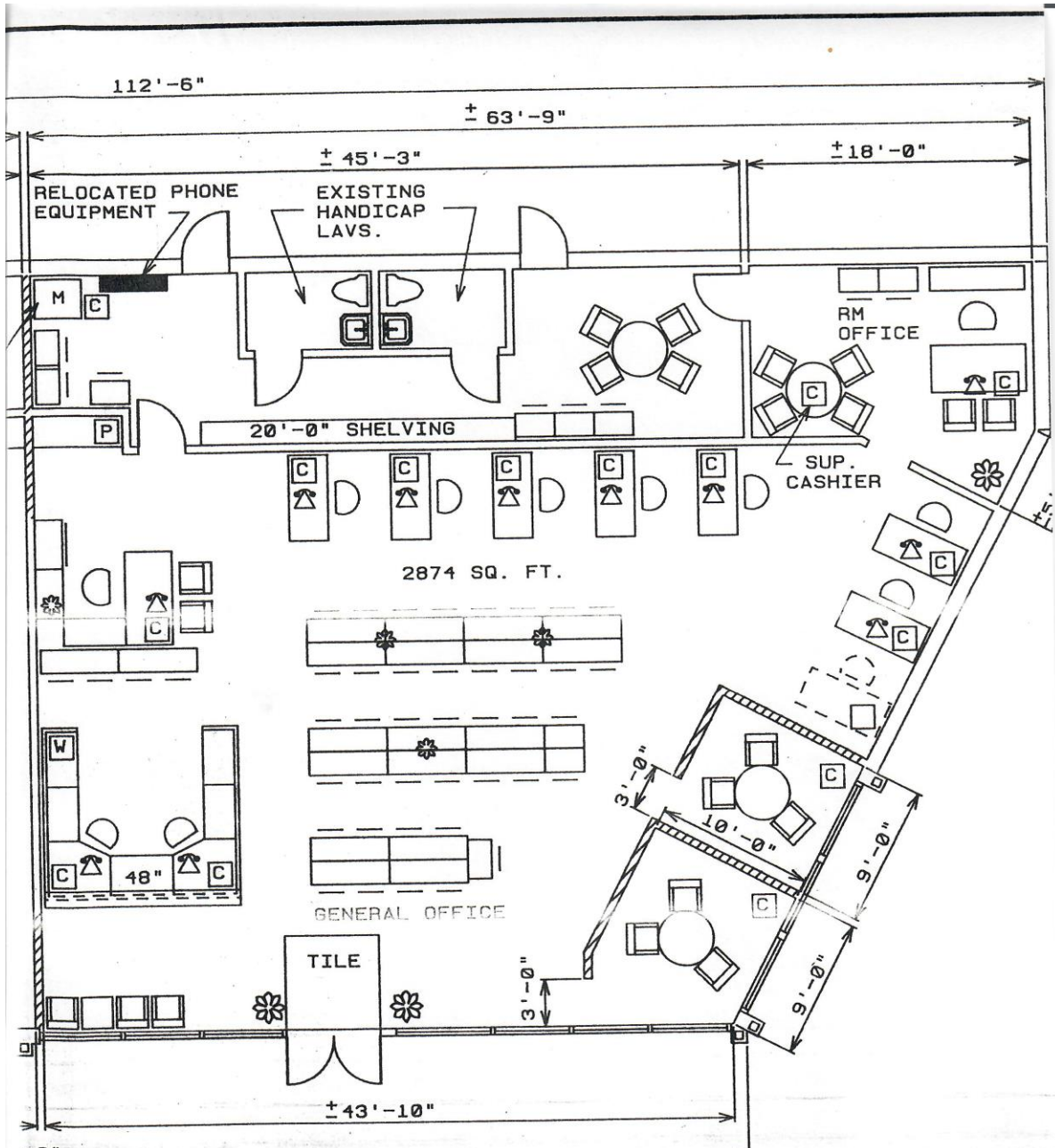


BLAKE PRYOR

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FLOOR PLAN



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