



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# UPPER /LOWER LEVEL OFFICE SPACE NEAR DOWNTOWN SPRINGFIELD



FOR LEASE



**1209 S. 4<sup>th</sup> St.,**

Springfield, IL 62703

**955 & 126 SF**

**OFFICE**

## LEASE PRICE

Upper: \$700 / mo  
Lower: \$300 /mo

## BUILDING SIZE

5,904 SF

## AVAILABLE SPACE

Upper: 955 SF  
Lower: 126 SF

## PARKING

19 Spaces

## TAX PIN

14-34.0-360-020

## ZONING

R5B

## PROPERTY DESCRIPTION

Upper and lower-level office space is available in this split-level building near Downtown Springfield. The upper-level suite has 3 private offices, a break area, a private restroom, and an open reception area. \$700/mo + gas and electricity.

The lower-level space is a small, one-room office. \$300/mo all-in.

There is a break area and fitness center available to tenants in the lower level. Lower-level conference/meeting room available upon request. The building is secure with keycard access. Off-street and street parking are available.

## AREA DESCRIPTION

From E. South Grand Ave, turn north onto S. 4<sup>th</sup> St. Property is on the west side of the street.



**BLAKE PRYOR**

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CBCDR.COM





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