



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

UPPER /LOWER LEVEL OFFICE SPACE NEAR DOWNTOWN SPRINGFIELD



FOR LEASE



1209 S. 4th St.,

Springfield, IL 62703

955 & 126 SF

OFFICE

LEASE PRICE

Upper: \$955 / 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. \$955/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. 4th St. Property is on the west side of the street.



BLAKE PRYOR

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