



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# West Side Office Space For Lease

\$400-\$430 / MO / GROSS

**FOR LEASE**



## 386 S. Koke Mill Rd

Springfield, IL 62711

**488 SF**

**OFFICE**

### AVAILABLE SPACE

Suite E – 227 SF  
Suite H – 261 SF

### LEASE RATE

\$400 / MO  
\$430 / MO

### LEASE TYPE

Gross

### PARKING

27 Spaces

### TAX PIN

13-36.0-278-014

### ZONING

Office

### PROPERTY DESCRIPTION

**Suite E:** 1-room office space on second story.

**Suite H:** 2-room office space on second story.

The Landlord updated the paint and installed LED lighting in 2021. There is a shared meeting room/break room available to all tenants. The site has ample parking. The lease rate includes utilities and internet. The building has stair access only to the second story.

### AREA DESCRIPTION

Subject Property is a quiet, secluded west side location with very little traffic. It is perfect for the small business owner looking to operate their business in peace. The area is mostly residential with some professional and medical office users. The property is north of Old Jacksonville Rd on the east side of Koke Mill Rd.



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## SUITE E PHOTOS



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## SUITE H PHOTOS



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