\$370-\$430 / MO / GROSS





### 386 S. Koke Mill Rd

Springfield, IL 62711

488 SF

AVAILABLE CDACE

**OFFICE** 

AVAILABLE SPACE	LEASE KATI
Suite D – 212 SF	\$370 / MO
Suite E – 227 SF	\$430 / MO
Suite H – 261 SF	\$400 / MO

LEASE TYPE PARKING

Gross 27 Spaces

TAX PIN ZONING

13-36.0-278-014 Office

#### **PROPERTY DESCRIPTION**

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

**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.



BLAKE PRYOR 217.725.9518 bpryor@cbcdr.com cbcdr.com







\$370 / MO / GROSS

### **SUITE D PHOTOS**







BLAKE PRYOR 217.725.9518 bpryor@cbcdr.com cbcdr.com

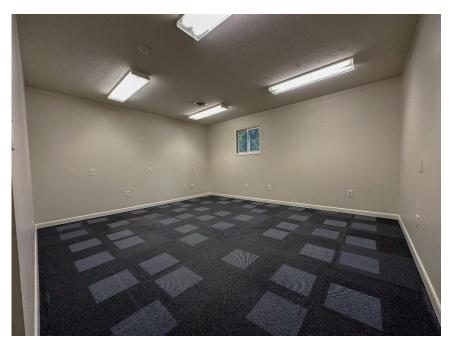






\$430 / MO / GROSS

### **SUITE E PHOTOS**







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\$400 / MO / GROSS

### **SUITE H PHOTOS**











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