



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Office Space in Montvale Commercial Business Park on West Side of Springfield

FOR LEASE



2609 Montega Dr, Suite B

Springfield, IL 62704

1,600 SF

OFFICE

AVAILABLE SPACE

1,600 SF

LEASE PRICE

\$15.00 / SF

LEASE TYPE

Modified Gross

PARKING

11 Spaces

TAX PIN

21-11.0-452-014

ZONING

S-2

PROPERTY DESCRIPTION

Small Office Space in the Montvale Commercial Business Park For Lease. The current layout includes a reception area, 5 private rooms (3 with windows), a small break room with access to a built-in sink cabinet with a countertop, an executive office with its own bathroom/shower. There are common area restrooms and access to a shared conference room near the building entrance. Tenants are responsible for their own utilities, janitorial, internet, and routine interior maintenance.

AREA DESCRIPTION

The site is located near Chatham Rd (17,100 AADT) and Wabash Ave (25,100 AADT) on the west side of Springfield. It is minutes away from White Oaks Mall and backs up to multiple residential developments. The area has a strong neighborhood feel with its mix of professional and medical office, shopping and retail, and several residential and independent living units.



BLAKE PRYOR, CCIM

217.725.9518

bpryor@cbcdr.com

cbcdr.com



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Springfield, IL
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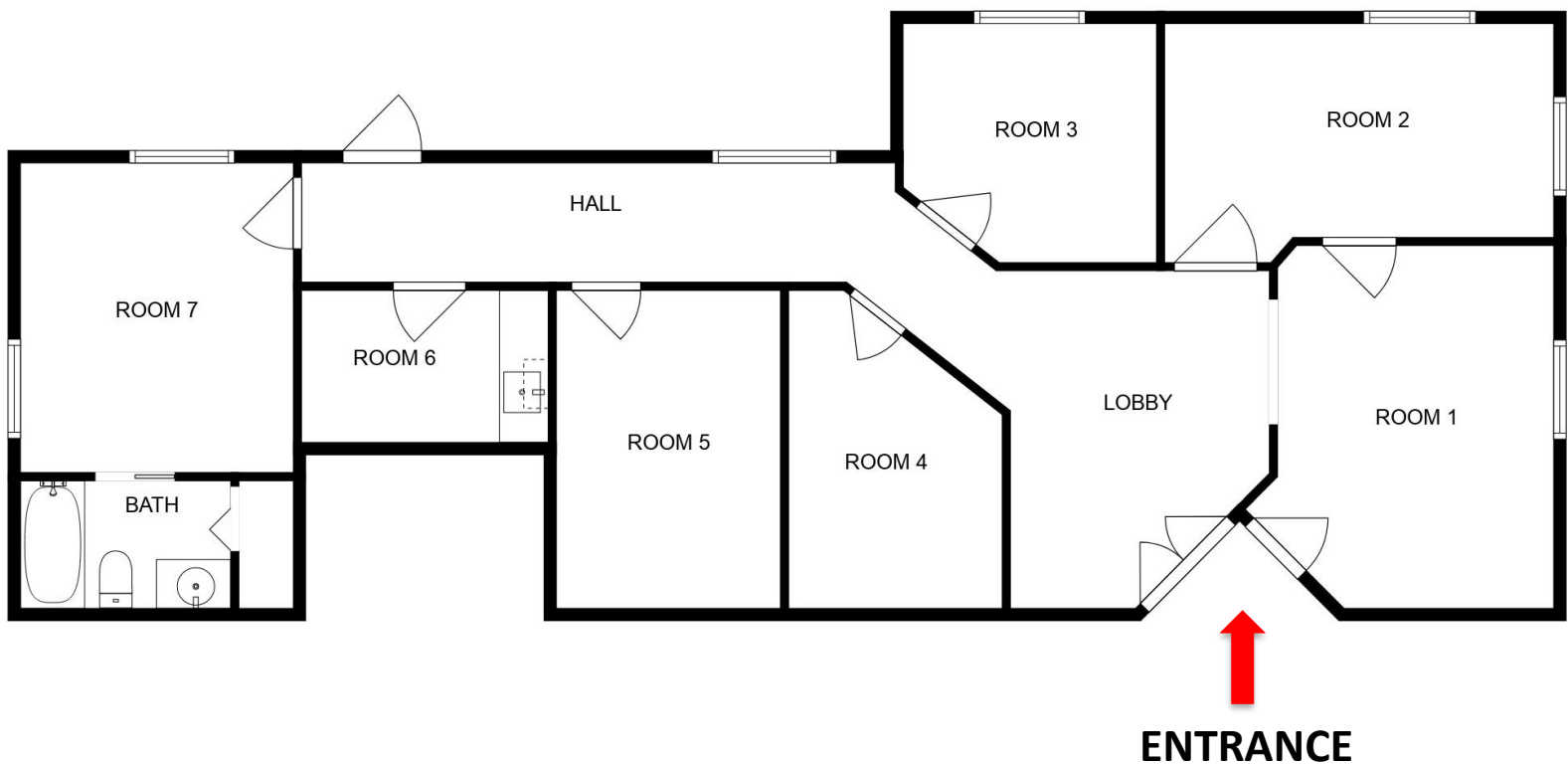


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FLOOR PLAN



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Office Space in Montvale Commercial Business Park on West Side of Springfield

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PHOTOS



Reception



Office/Room



Office/Room



Office/Room



Break Room



Executive Office



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