

FOR SALE

3161 W. White Oaks Dr.



3161 W. White Oaks Dr. Office Building For Sale

Property Information

Total SF	Land	Class	Cap Rate	Taxes	Parcel #'s	List Price
52,500	+/- 3 Acres	A	9.1%	\$121,405	21.12.0-428-030 21.12.0-428-031 21.12.0-428-032	\$5,750,000

Features

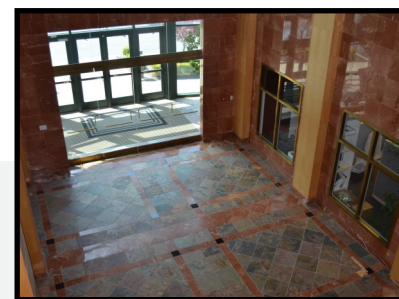
One of the premier office buildings available for sale on the west side of Springfield. Property is approx. 93% leased with quality tenants. Situated on +/- 3 acres, building features ample parking, pond views, class A amenities, excellent location, newer HVAC units, newer roof, and a favorable NOI. Priced at an 9.1% cap rate. Contact listing agent for more details.

Area

This site is just west of Veterans Parkway at the intersection of Southwest Plaza Dr. and West White Oaks Dr. Located near other large, professional office buildings such as Park Place One, HSHS Building and others. Banks, restaurants and shopping are just blocks away.

FOR MORE DETAILS CONTACT:

Curtis Tillett
217-726-3298
curtis@curtistillett.com



CURTISTILLETT.COM

THE REAL ESTATE GROUP
907 CLOCKTOWER DR.
SPRINGFIELD, IL 62704

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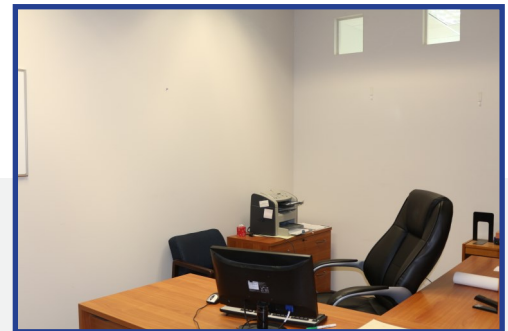
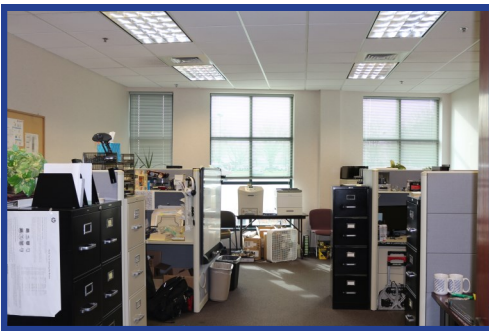
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Rent Roll

Novanis Office Building Tenant Roll Updated 11/20/2024

Tenant	Current Monthly Rent	Adjustment	Usable Sq. feet	Expiration Date
ATF	\$12,194.20	Annual COL adjustment	5846	2027
US Secret Service	\$11,357.00	Annual COL adjustment	5383	2027
US DOL	\$3,829.80	Annual COL adjustment	2100	2029
ARDC	\$10,028.80	2% annual escalation	5700	2027
Equitable Adviser	\$2,599.06		1113	annual base
IICLE	\$8,349.72	2% annual escalation	5600	2028
Legacy Investment	\$1,172.88		600	annual base
Edward Jones	\$2,344.88	2% annual escalation	1298	2030
Synapsis Inc.	\$3,000.00		2222	annual base
Paszkiwicz	\$1,500.00	2% annual escalation	1048	annual base
RSM US LLP	\$2,754.79	2% annual escalation	1750	2026
Novanis	\$3,600.00		2400	2027
Merrill Lynch	\$11,133.00	3% annual escalation	7400	2030
All	\$73,864.13			



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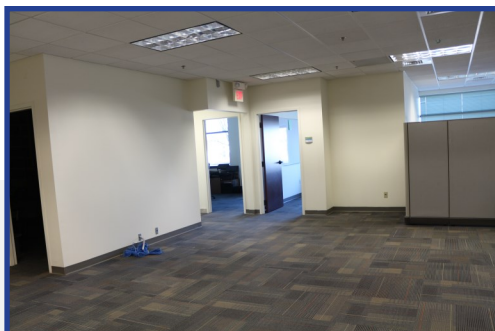
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