

FOR LEASE

\$14/sf Mod. Gross

2524 Farragut



Office Space For Lease

Property Information

SQ. FT.

Suite A: 3,300
Suite B: 3,797
Suite C: 4,224
Suite E: 2,900

LEASE RATE

\$14/sf Mod. Gross

LEASE INCENTIVE

Tenant will receive a free months rent for every year of the lease in excess of 3 years, provided the lease is signed for the period of the lease plus the free months.

Features: Subject property is an 18,000 SF office building with suites available in different sizes to meet your needs. Property features rear entrances for staff and a partial basement that can be used for storage depending on your suite location. Suite A consists of general office space with several private offices, reception, conference room, break room and open area for cubicles. Suites B and C include multiple exam rooms, nurses' stations, private offices, x-ray/lab rooms and reception areas. **Suite C** features a unique executive space consisting of a large office with fireplace, conference room, bathroom with steam sauna that includes a shower, a single car garage and a separate entrance. Adjacent to the executive space is an office area with 4 small offices, reception area, works areas, break room and 2 private restrooms. Suites A, B, and C can be divided or combined to accommodate space requirements. Agent owned.

Area: This building is located off Monroe on Springfield's west side. Other medical buildings are in the immediate area as well as professional offices. Minutes from restaurants and shopping as well as downtown Springfield and the Medical District.

FOR MORE DETAILS CONTACT:

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

CURTISTILLETT.COM

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

217-726-3298

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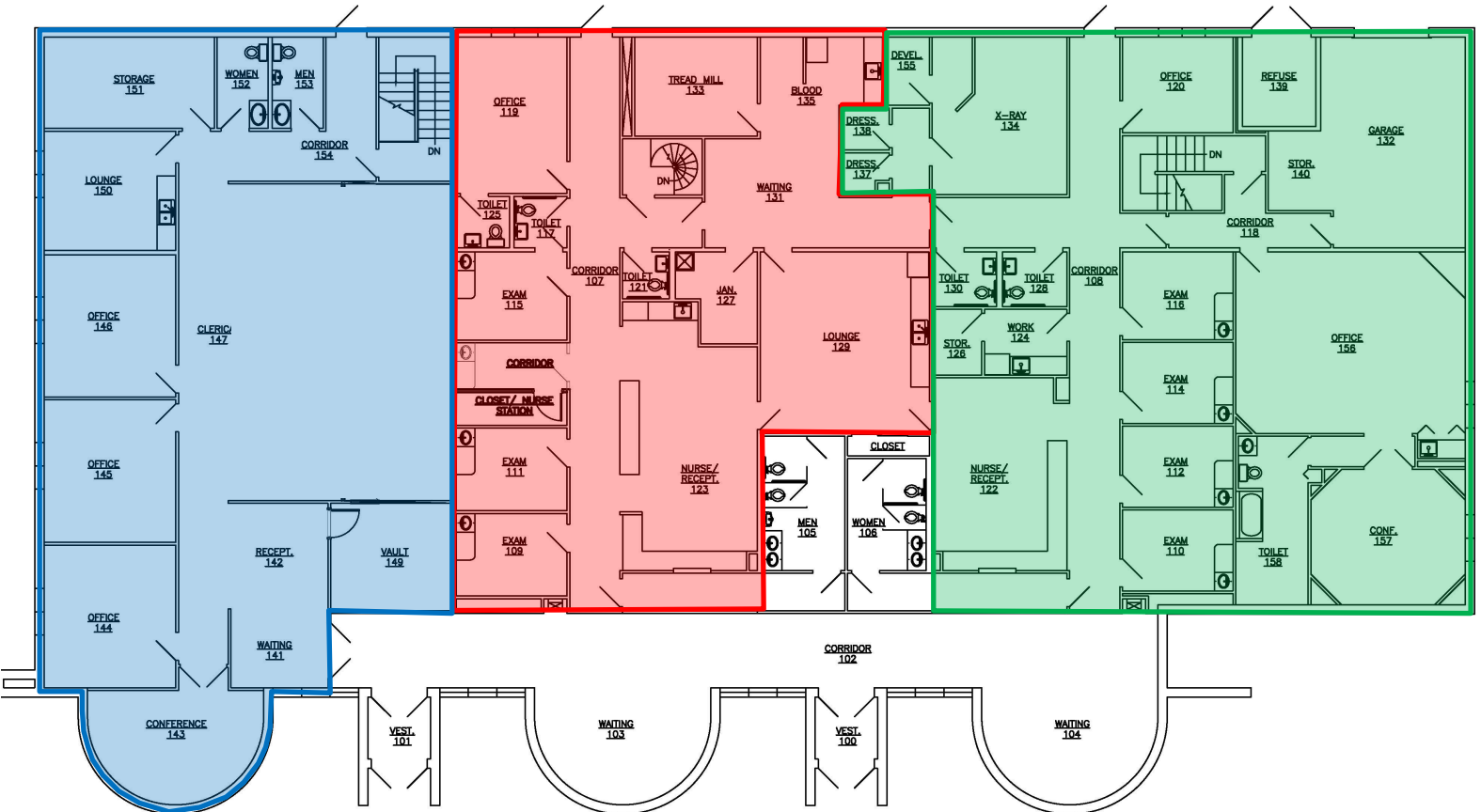
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Suite A

Suite B

Suite C



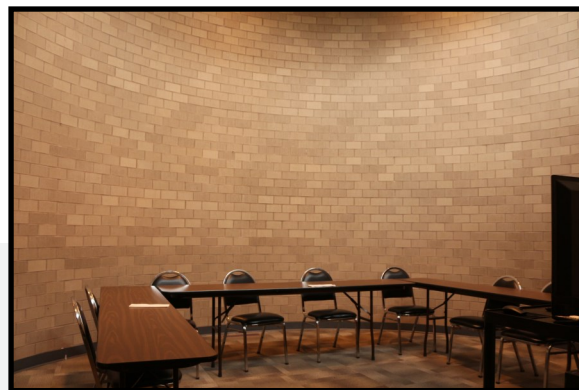
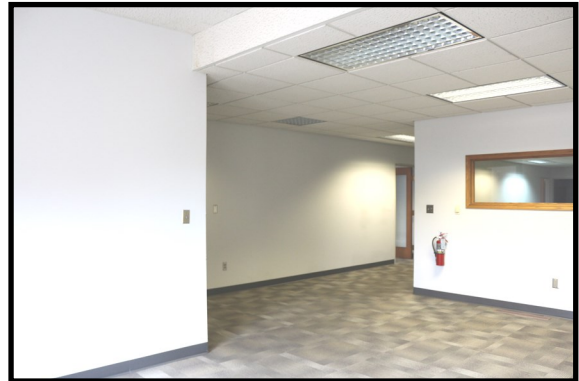
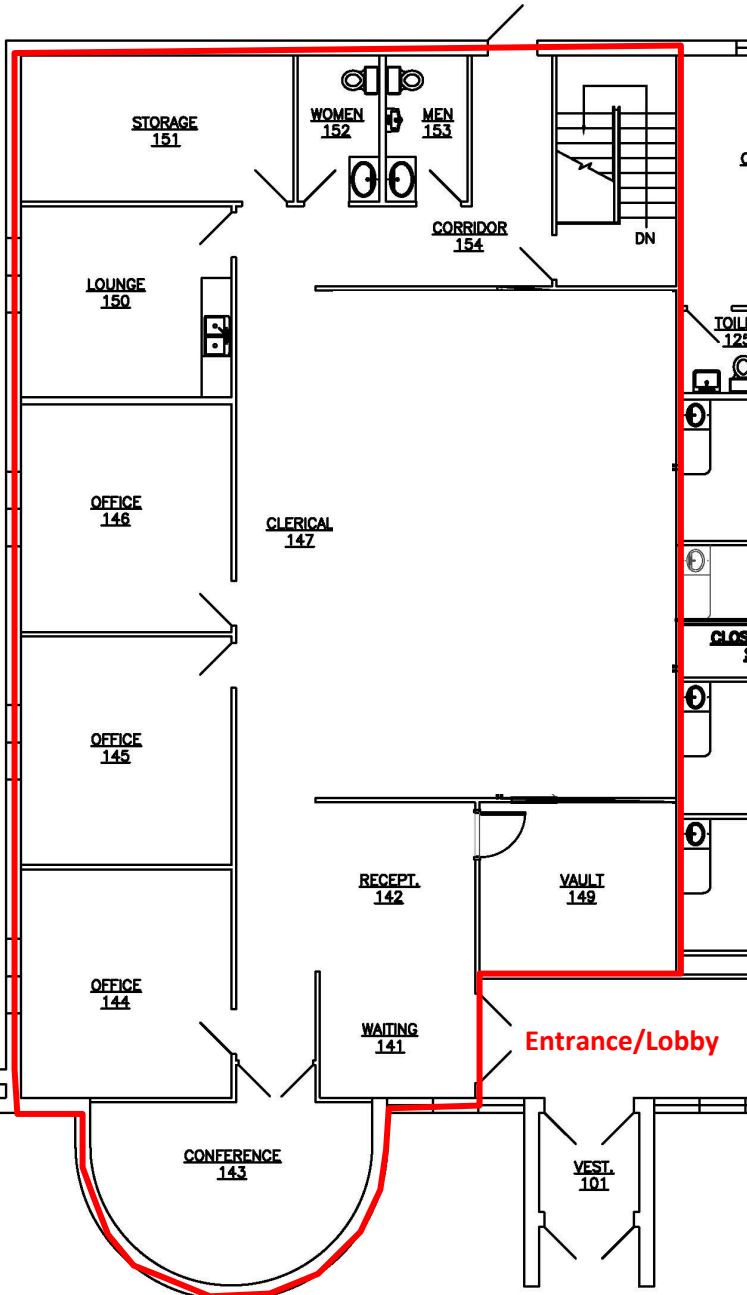
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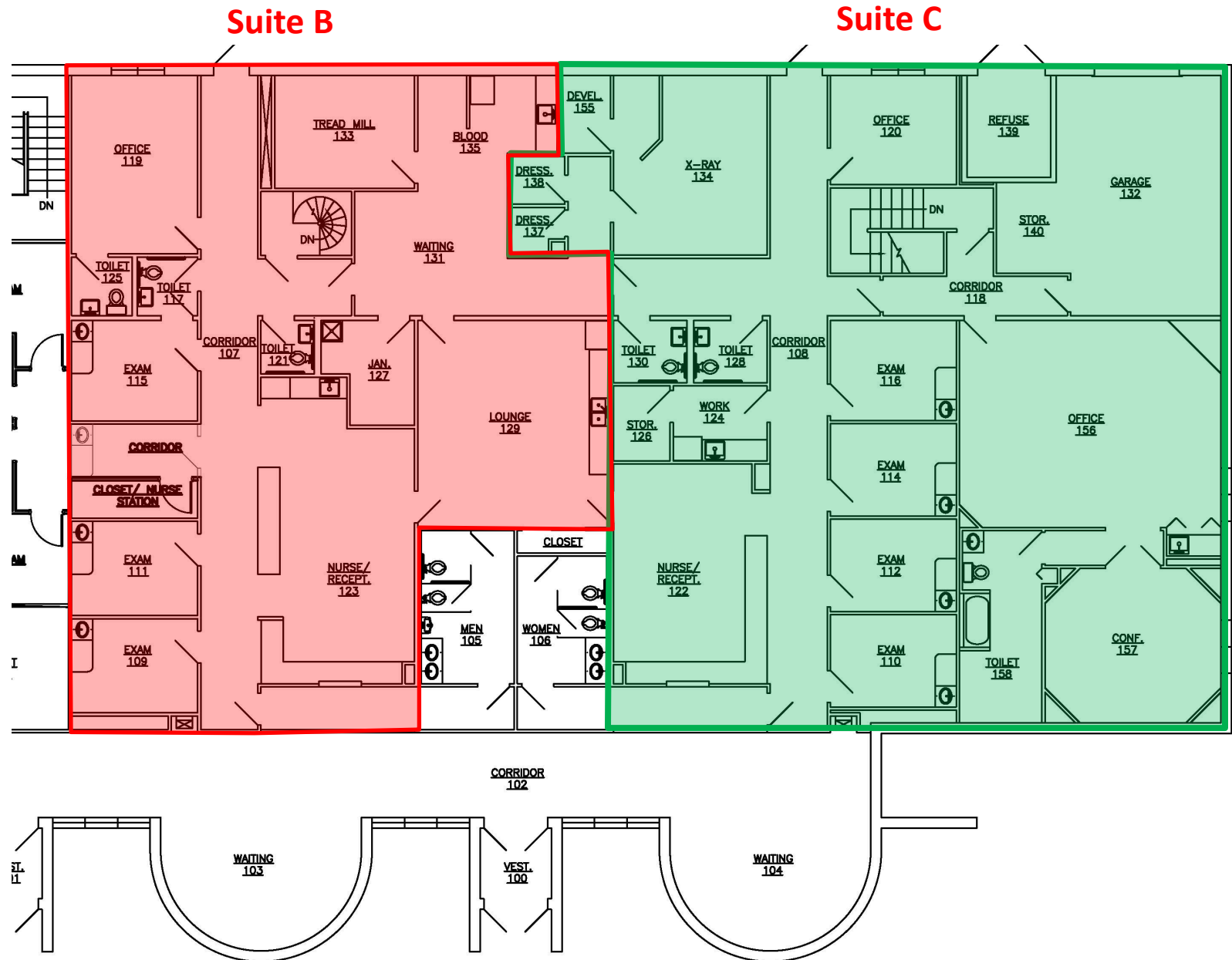
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Suite A



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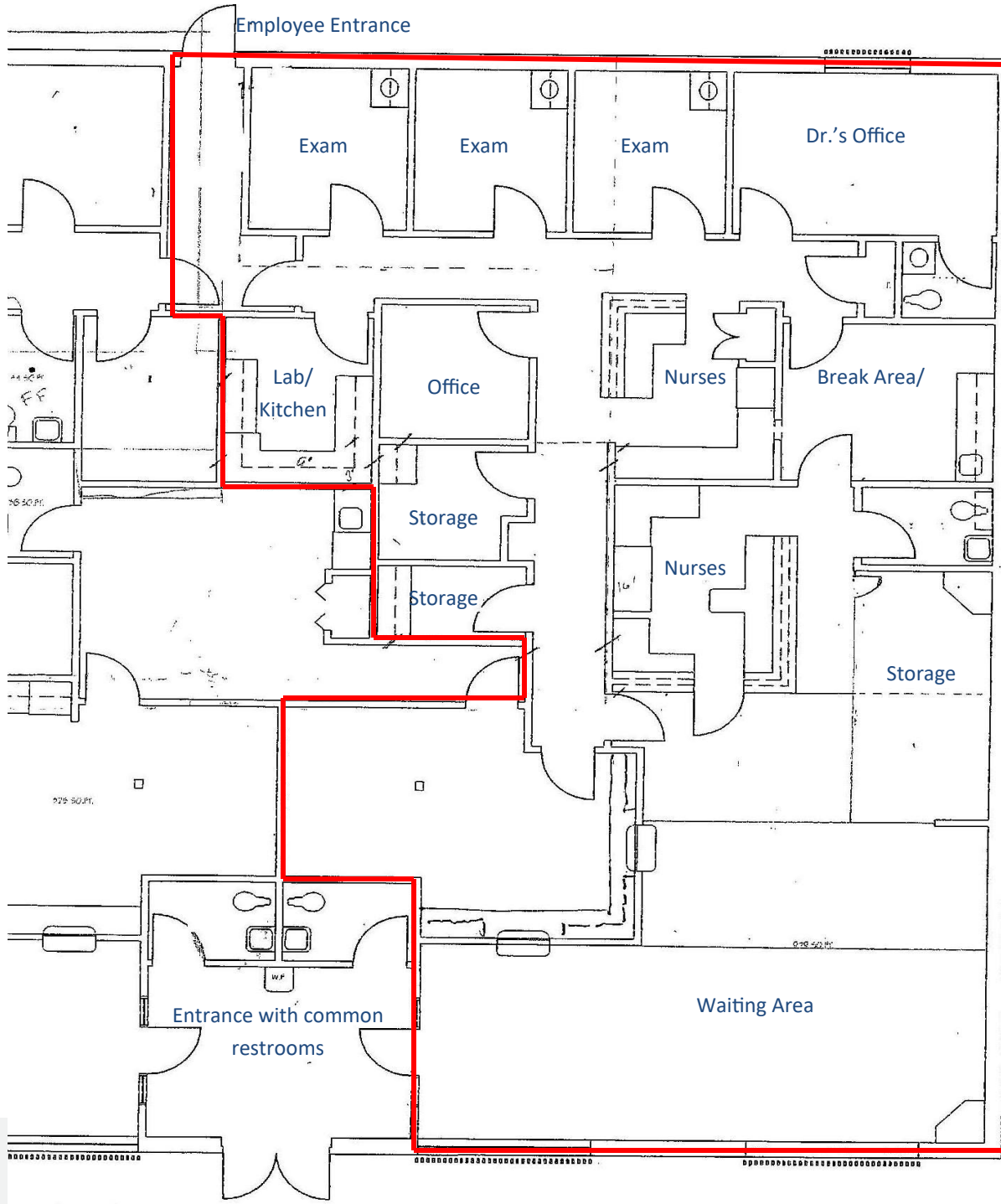
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Floor Plan-Suite E



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SUITE B



SUITE C



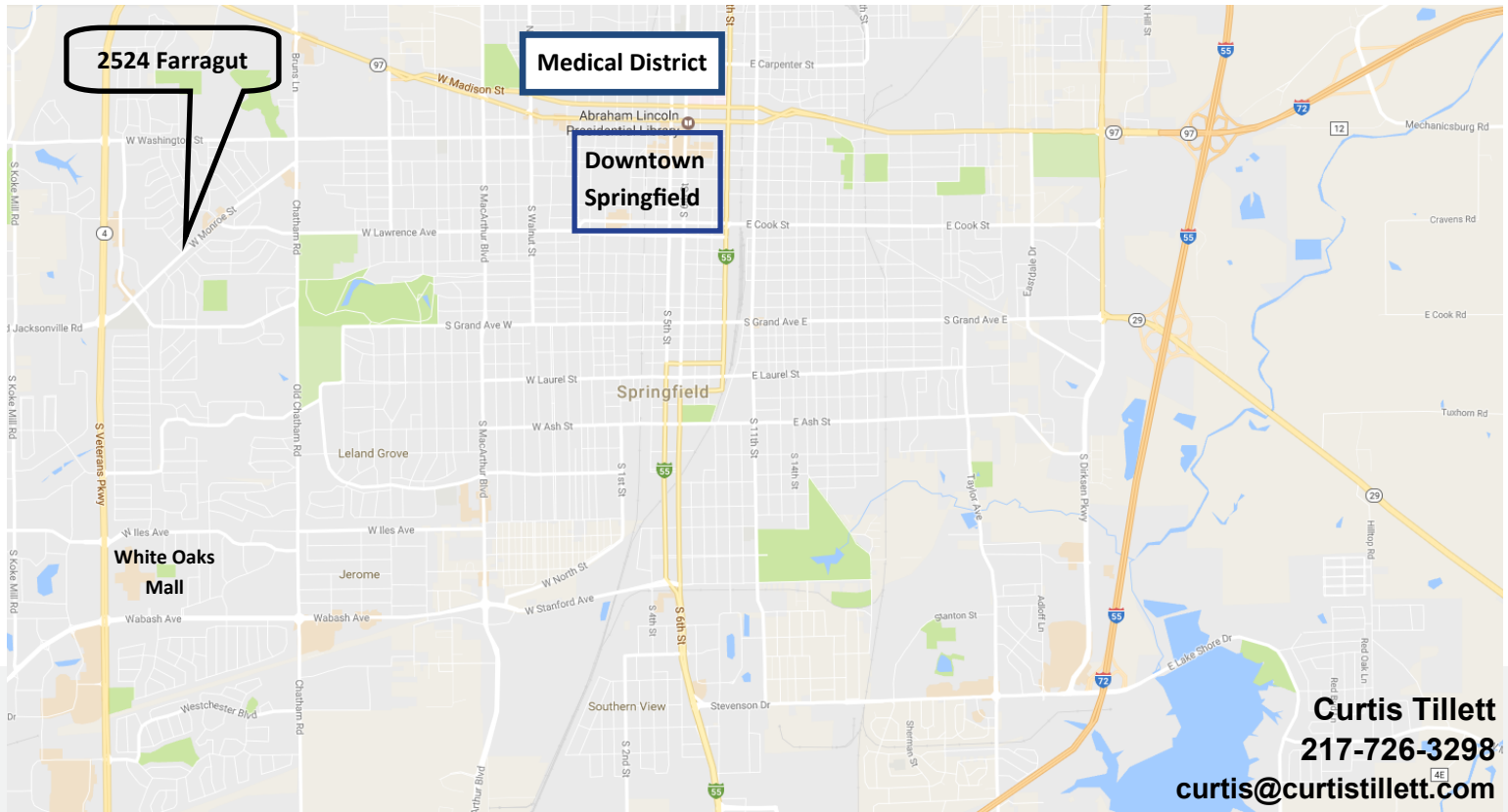
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SUITE E



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