

FOR LEASE

\$15.50/SF GROSS



2501 Chatham Road Office Building For Sale or Lease

Property Information

TOTAL BUILDING SQ. FT.	32,500
SQ. FT. AVAILABLE	Suite 110: 1,975 Suite 200: 2,623 Suite 300: 2,780 Suite 310: 5,450 Suite 315: 2,570
LEASE RATE	\$15.50/sq. ft. gross
PARKING	3/1000
ZONING	R-5b
TAX ID NUMBERS	22-06.0-477-030 22-07.0-230-001
AGE OF BLDG	Approx. 20 yrs old
LOT SIZE	1.5 acres

Features

Subject property is a three-story, professional, class A office building in a popular location on Springfield's west side. Several suites available, including medical space. Ample parking on site. Building tenants include Lee O'Keefe Insurance Agency, Murphy & Associates, American Lung Association, and Hennessy and Roach, P.C.

Area

This site is just north of Iles Ave. at the intersection of Chatham Rd. and Montana Dr. Located near other professional and medical office buildings as well as banks, restaurants and shopping. Neighbors include Schnuck's, Illinois National Bank, Papa Murphy's, United Community Bank and Pizza Hut among others.

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

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**THE REAL ESTATE GROUP
427 E. MONROE, SUITE 400
SPRINGFIELD, IL 62701**

217-787-7000

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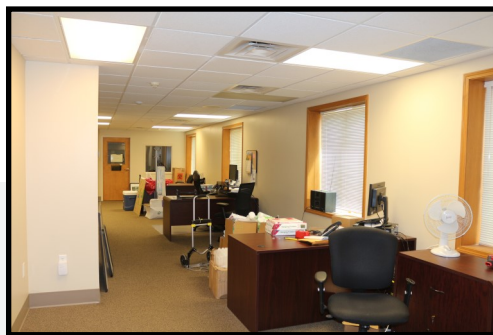
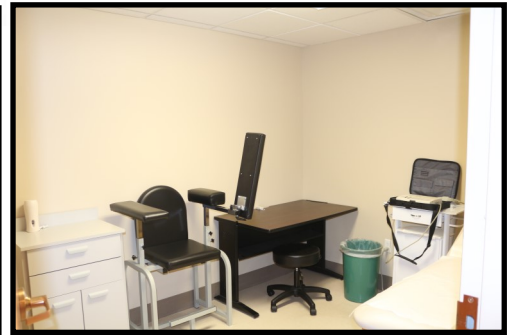
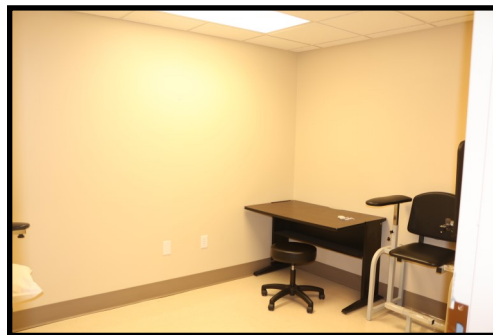
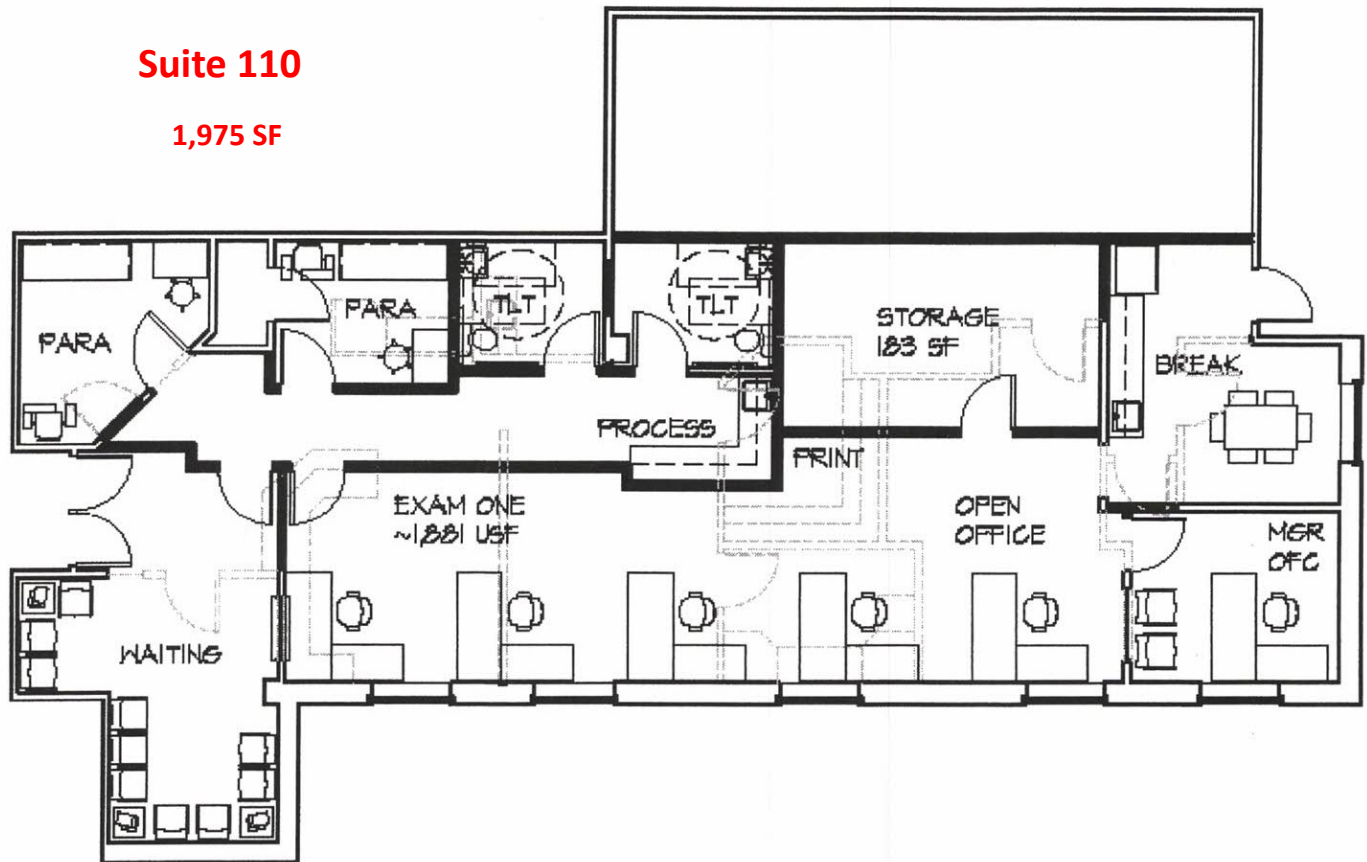
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Suite 110

1,975 SF



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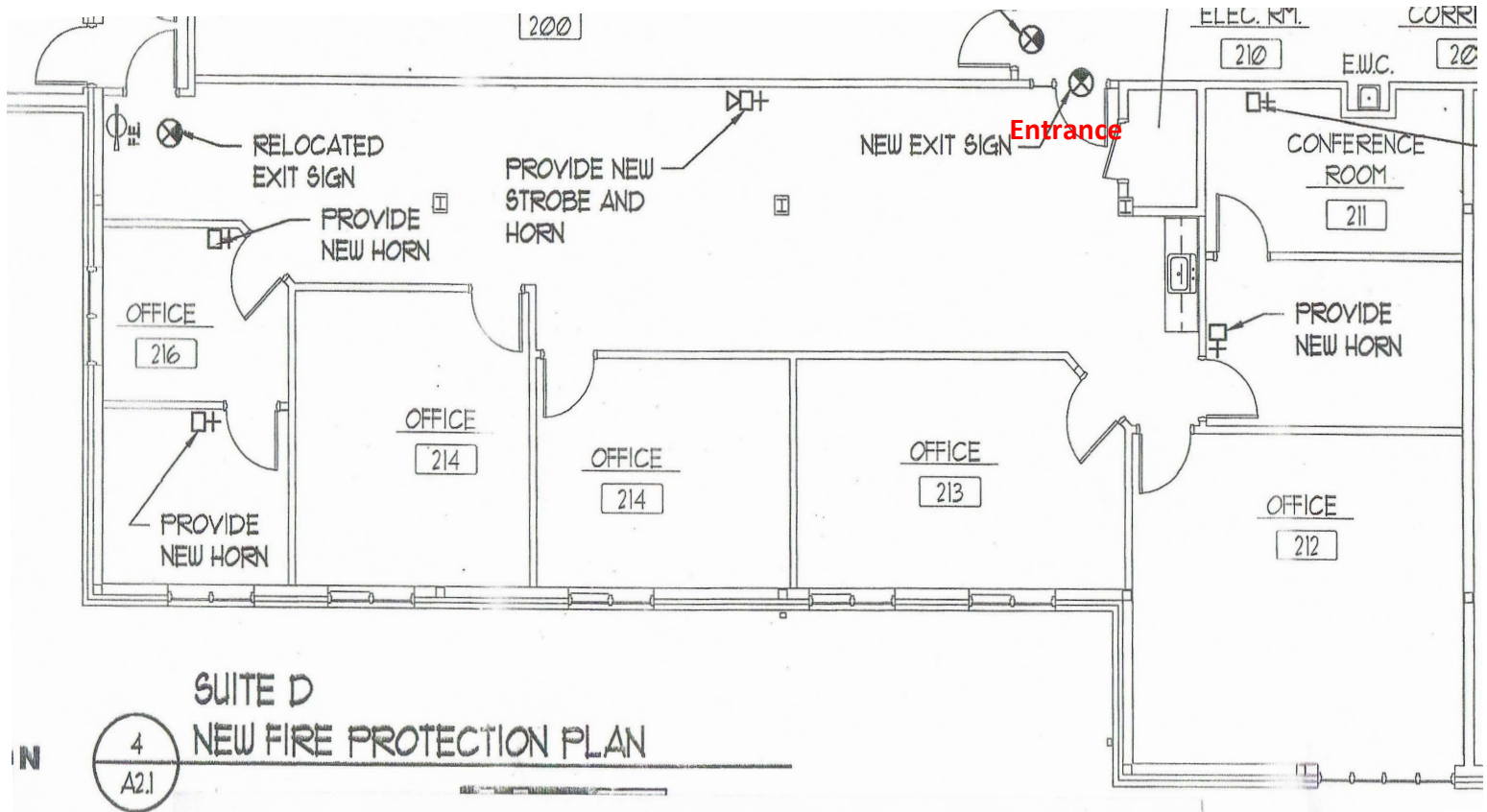
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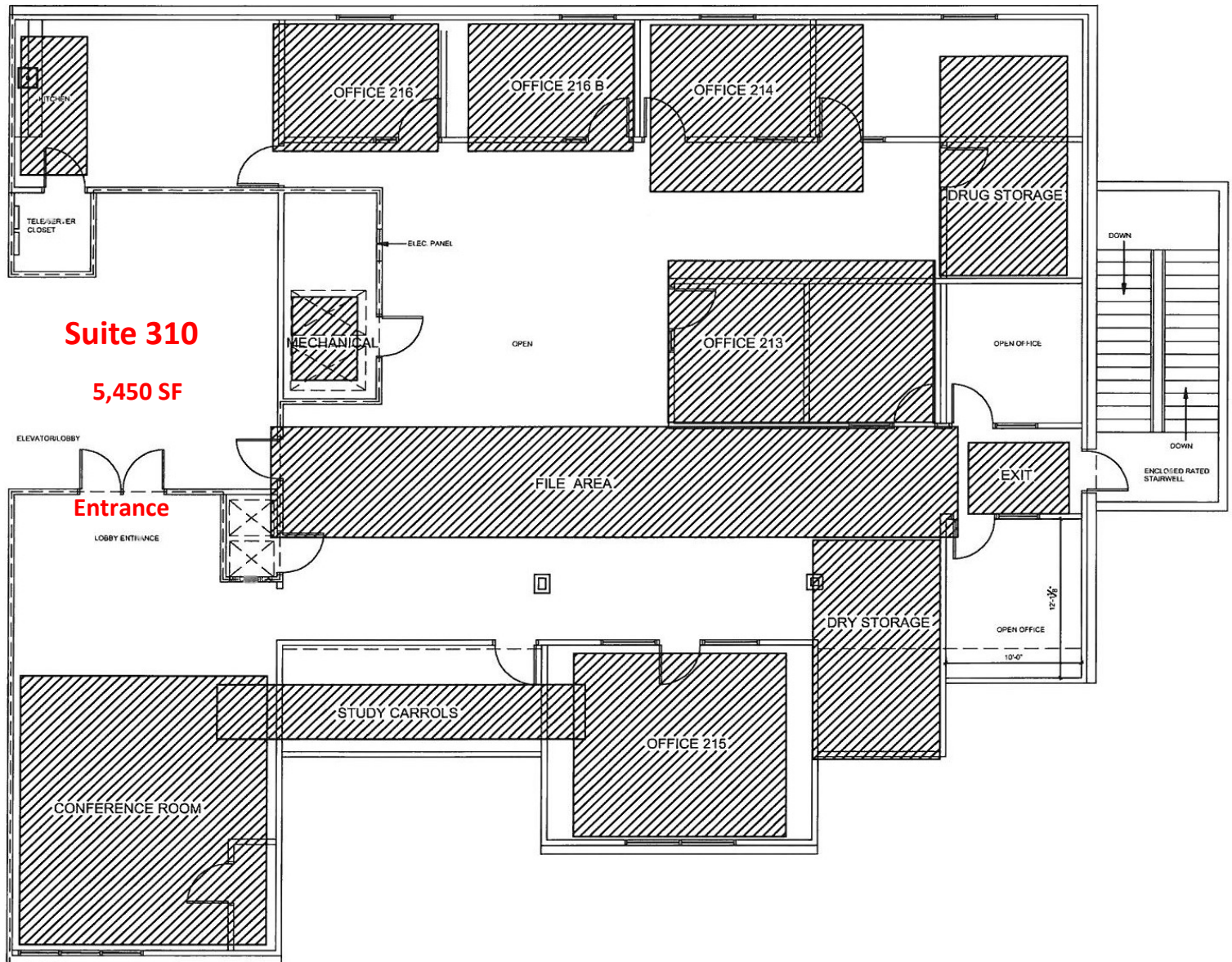
Suite 200

2,623 SF



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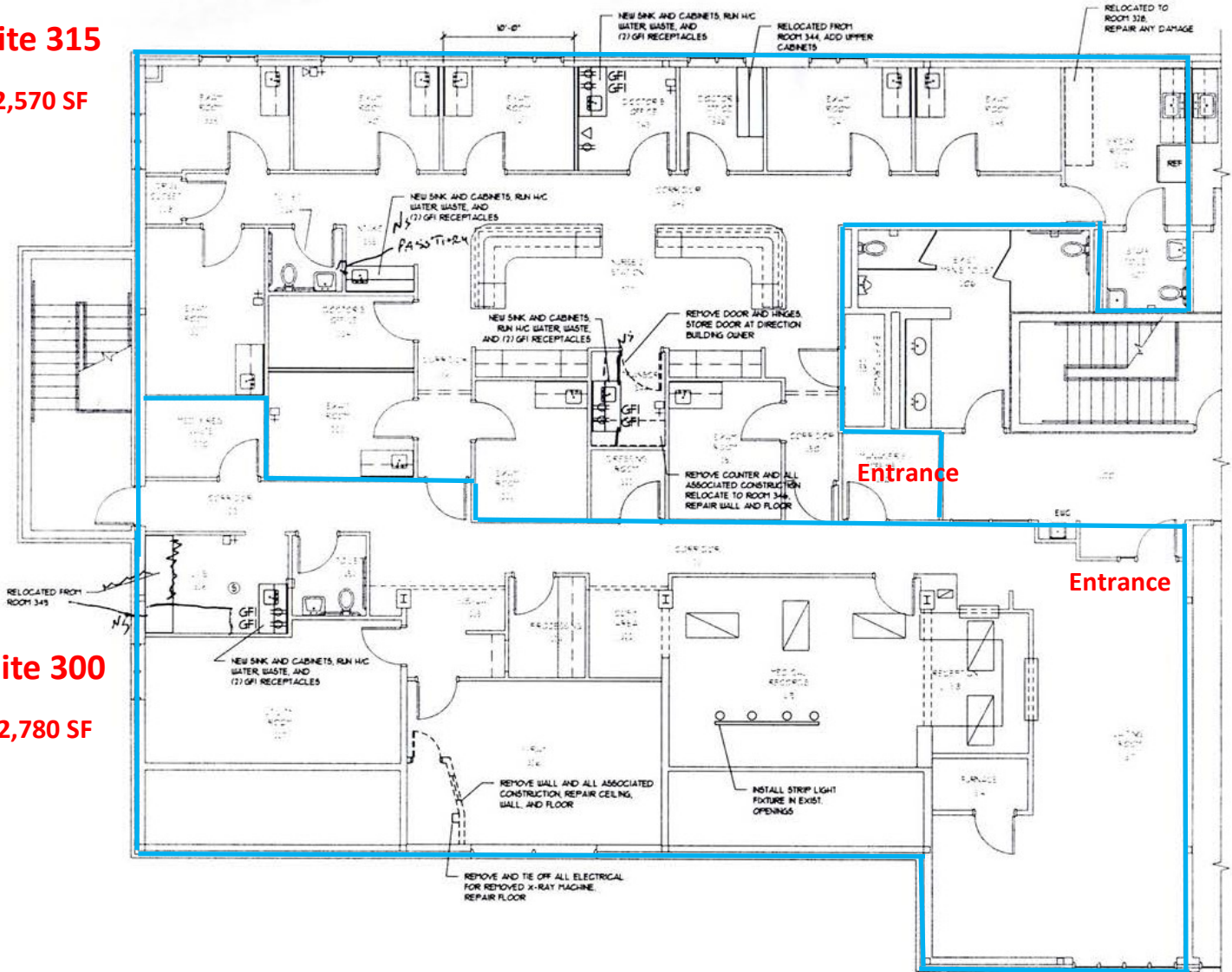
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Suite 315

2,570 SF

Suite 300

2,780 SF



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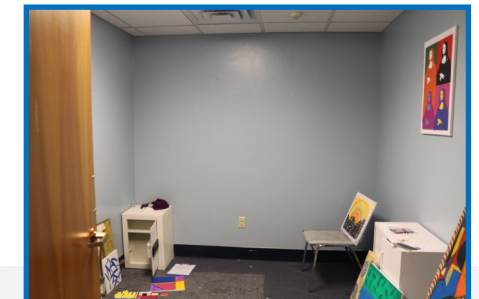
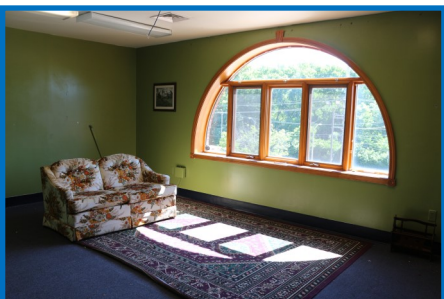
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Suite 315 2,570 SF



Suite 300 2,780 SF



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