

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

217-726-3298

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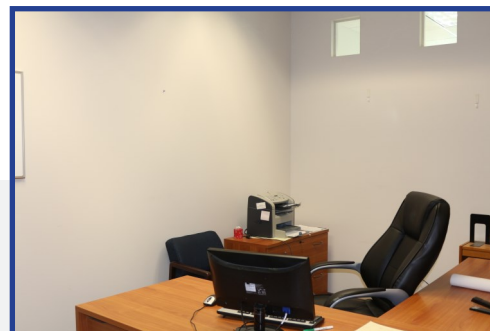
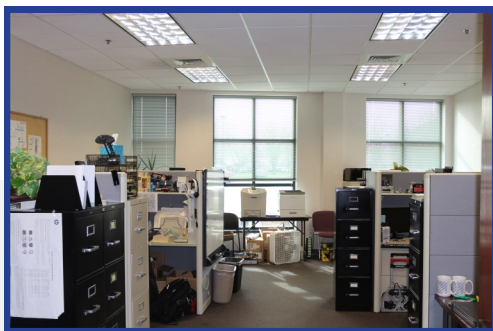


Rent Roll

Tenant	Current Monthly Rent	Usable Sq. feet	Expiration Date	
ATF*	\$13,122.87	5846	2027	
US Secret Service*	\$13,103.50	5383	2024	
US DOL*	\$3,655.29	2100	2026	
Equitable Adviser	\$2,314.06	1113	annual base	They have been tenants for 10 years
IICLE	\$13,345.47	8088	2026	
ARDC	\$9,688.55	5312	2027	
Care Link of Christian Homes	\$5,550.00	3500	2026	
Legacy Investment	\$1,172.88	600	annual base	They have been tenants for 7 years
Edward Jones	\$2,209.35	1298	2025	
Synapsis Inc.	\$3,000.00	2222	annual base	They have been tenants for 3 years since 2019
Paszkiwicz	\$1,200.00	1048	annual base	
RSM US LLP	\$2,545.00	1750	2023	
Novanis	\$3,600.00	2400	2023	

* denotes federal agency.

Multiple 1.12 to get rental square feet for federal agencies and 1.18 for other organizations



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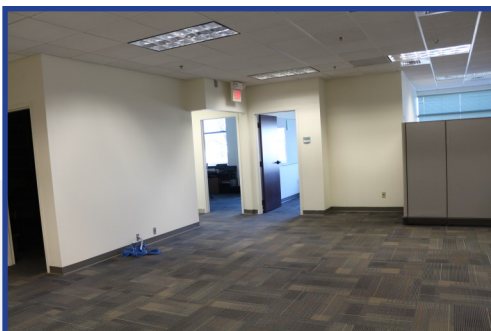
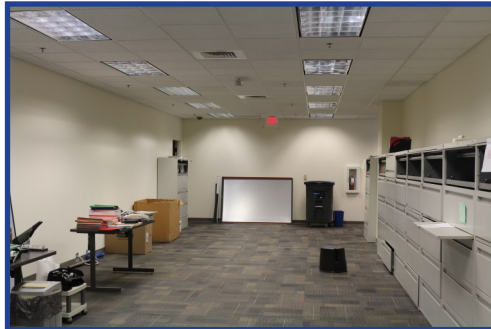
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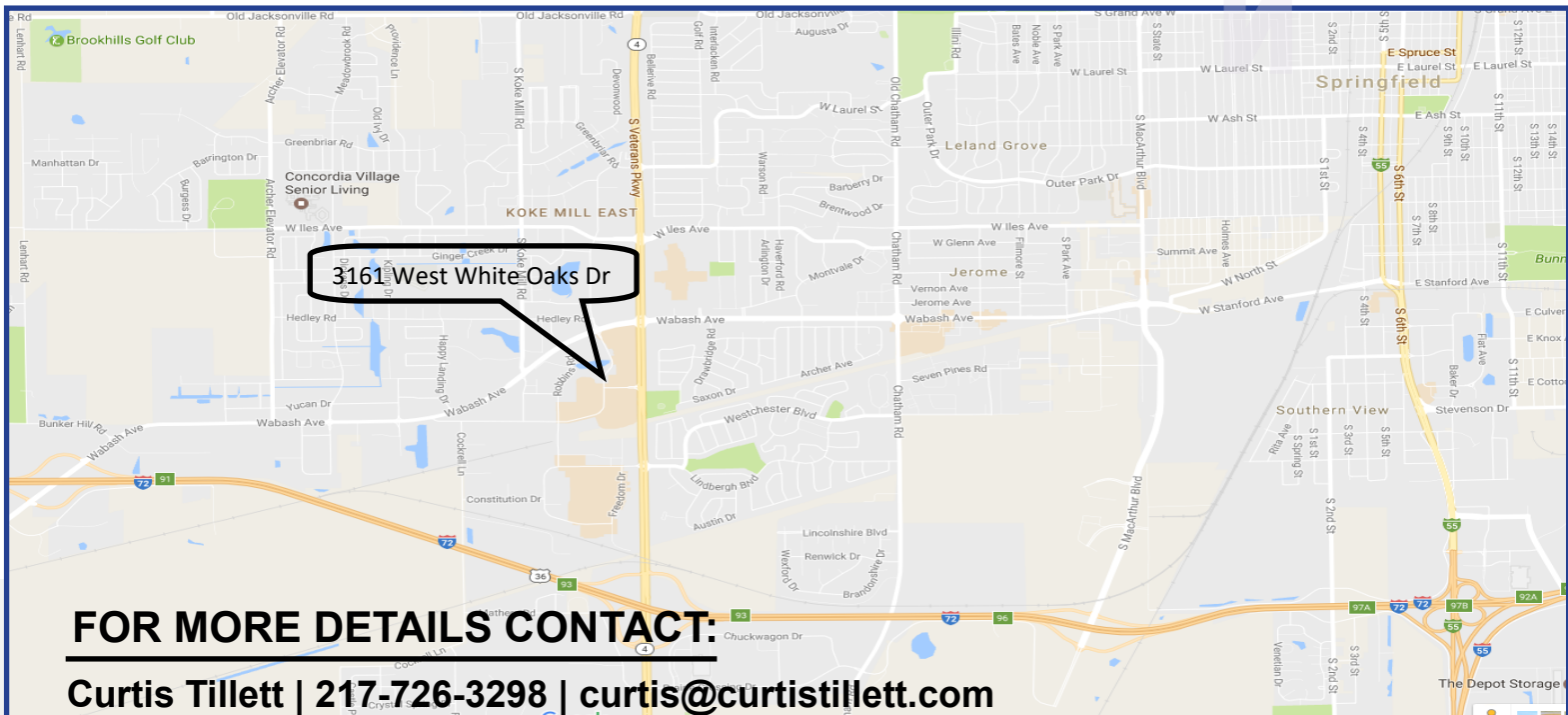
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