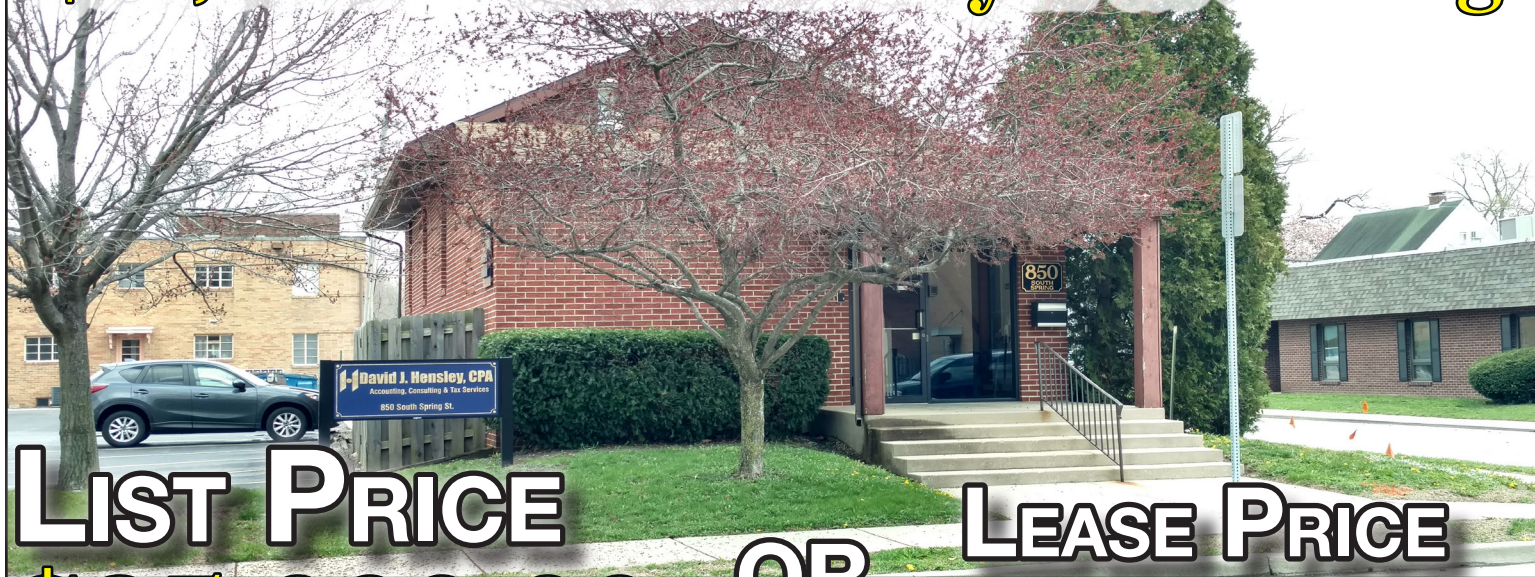


True

Commercial Real Estate Services

For Sale or Lease
850 S. Spring St.
Springfield, Illinois

\$15,000.00 Credit to Buyer at Closing



LIST PRICE

\$95,000.00

OR

LEASE PRICE

\$1,250 / Mo.

Property Details

- Building: ± 2,160 SF
Land: ± 5,041 SF
- Modified Gross lease; tenant pays rent, utilities, phone/data, trash and janitorial
- Well maintained brick office building ideal for Insurance Companies, Accounting Firms, Law Firms or Counseling Services
- New carpet installed on upper level January 2019
- On site parking
- Convenient to downtown Springfield & State Capitol Complex
- Property is near many other Illinois State and privately owned business
(See attached Aerial Map)
- Zoning: R-5B General residence and office districts

Sam Nichols
Managing Broker
(217) 494-0800

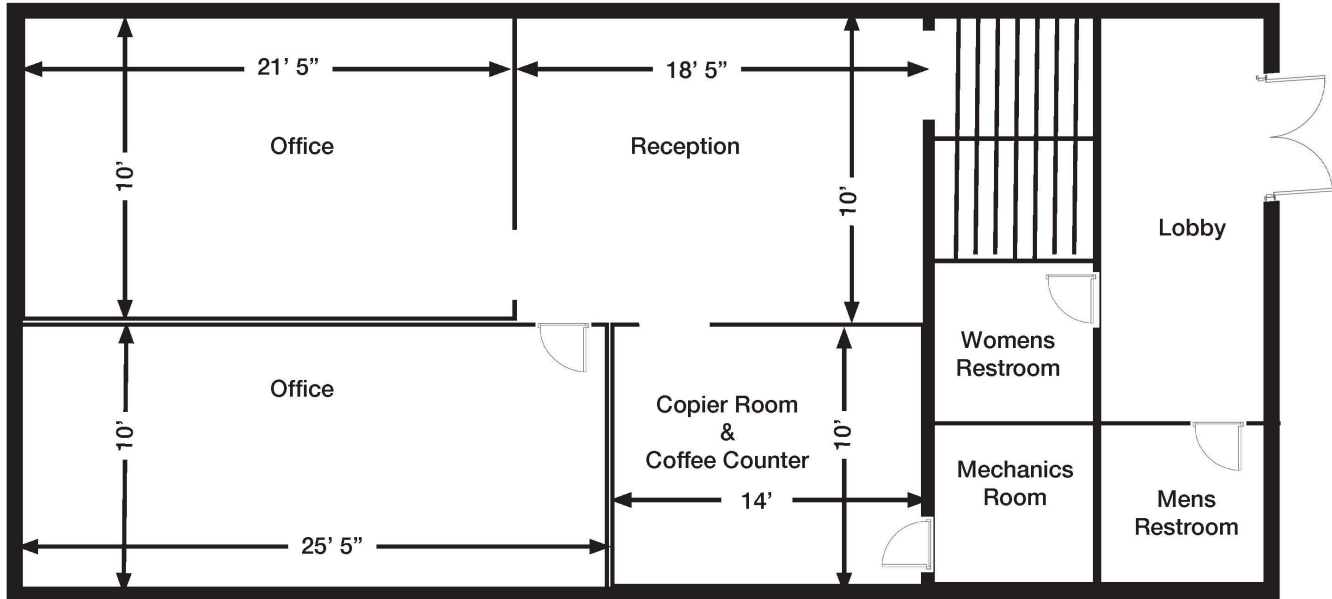


For more information contact:

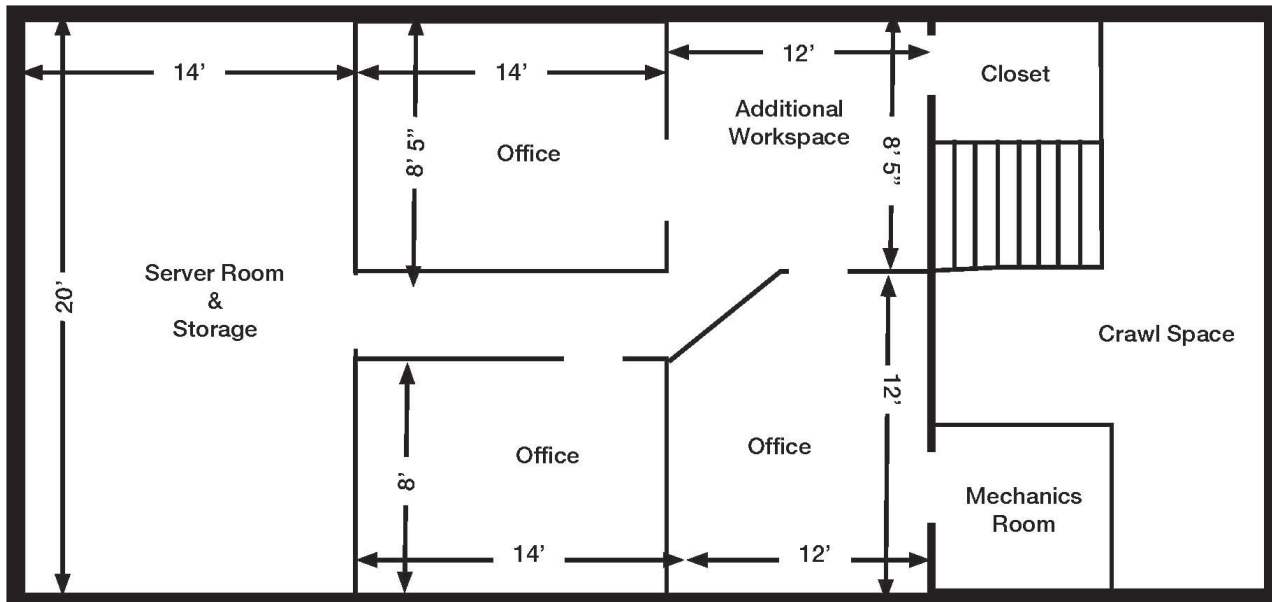
sam@truecres.com

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Upper Level : 1,126 SF



Lower Level : 902 SF

Inside dimensions are approximate



Upper Level Reception



Upper Level Office



Upper Level Office and/or Conference Room



Alternate View Upper Level Office/Conference Room



Upper Level Kitchenette/Copier Room



Upper Level view of Entry



Common Area Stairwells



Lower Level Hall & Offices



Lower Level Office and Mechanics Closet



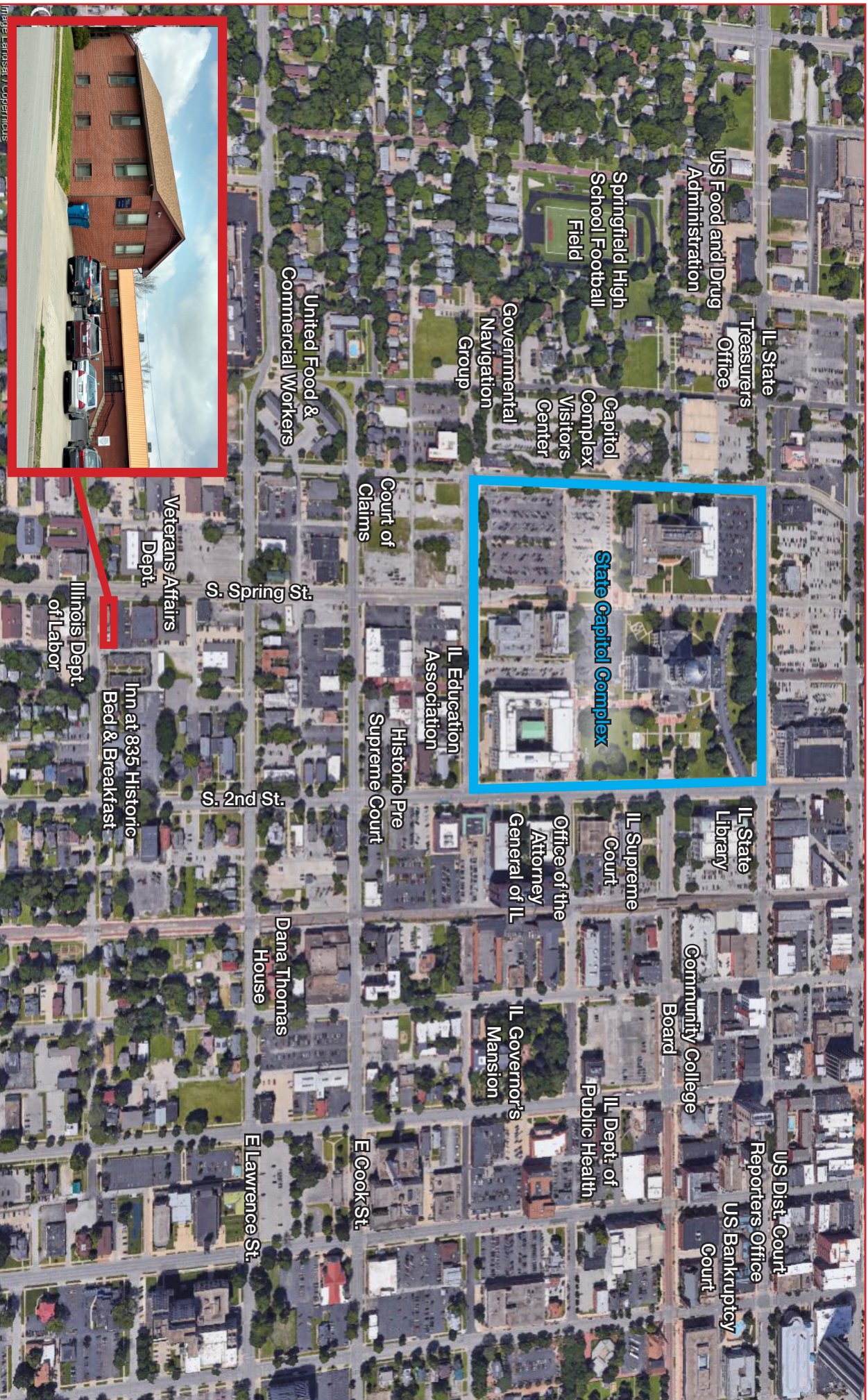
Lower level Office



Lower Level Server/Storage



Common Area Restrooms



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