

LEASE RATE **\$1,550 MONTHLY (3N)**

**3 MONTHS FREE BASE RENT FOR A 39 MONTH LEASE**



## Property Details

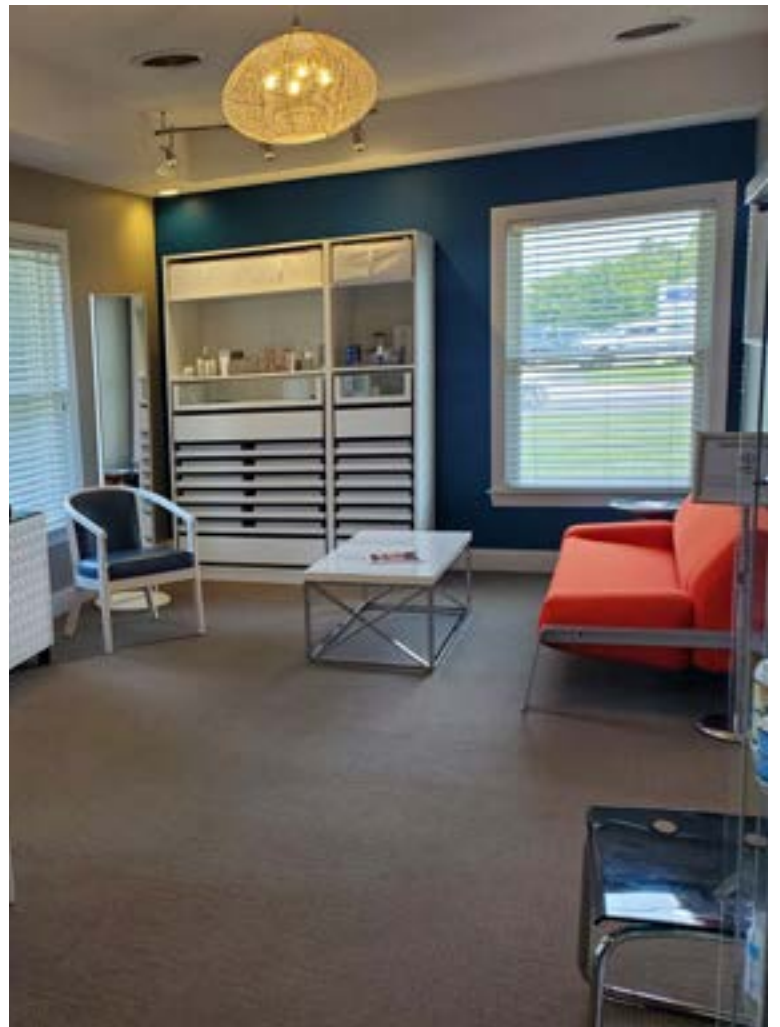
- Next to upscale residential neighborhood near many restaurants and retail businesses (*See Aerial*)
- Corner location two blocks North of IHOP on Wabash at Meadowbrook and Westgate
- Total Lease Area:  $\pm 1,191$  SF (Suite Area =  $\pm 1,100$  SF & Prorated Common Area  $\pm 91$  SF)
- Space includes four treatment/exam rooms, receptionist area, display area and private restroom; part of common area is kitchen/break room
- Conference and restroom in basement available for meetings or training at no charge to tenant  
Scheduling before and clean up after each use is required
- Zoning: S-2 Community Shopping and Office District
- Formerly used as Bourne Vision
- Tenant's additional rent is 33% of real estate taxes, insurance, utilities, security, garbage, lawn care, snow removal and shredding services
- Tenant additional monthly rent: \$591.00 (Reconciled Annually)
- Central Illinois Hearing, Dr. David Groesch, is co-tenant in the building as well as landlord

**Sam Nichols**  
Managing Broker  
(217) 494-0800



For more information contact:

[sam@truecres.com](mailto:sam@truecres.com)



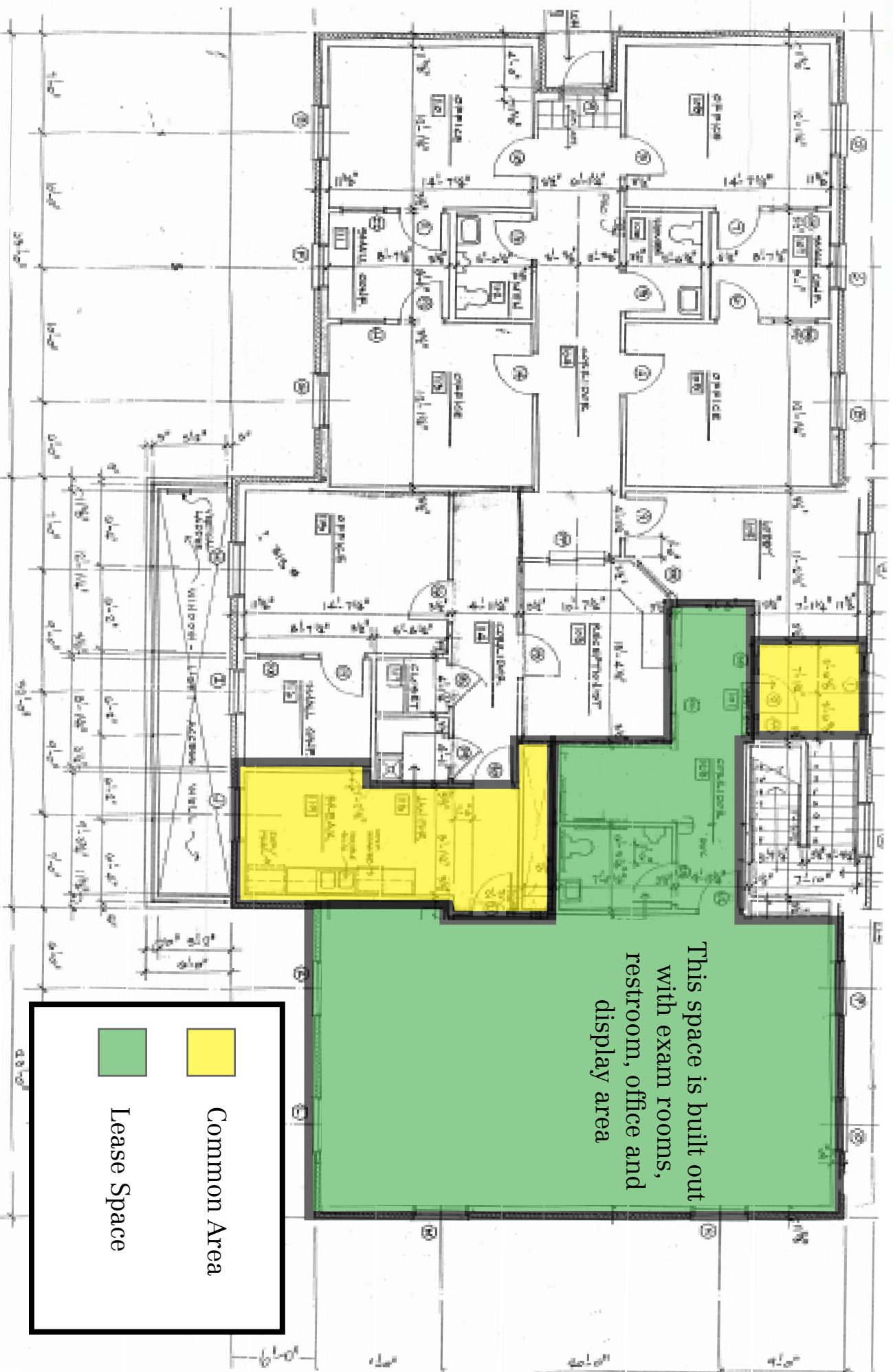




## 4000 Westgate Drive

### Floor Plan

This space is built out with exam rooms, restroom, office and display area



	Common Area
	Lease Space

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# True

## 4000 Westgate Drive

Aerial



Systemax

Dattie Sales &  
Service Center

Johnson  
Controls

Farmers  
Insurance

Archer Elevator Rd

Smoothie  
King

Anytime  
Fitness

Cocoa Blue  
Chocolates

China  
Towne

Yucan Drive

Yucan Drive

Yucan Drive

Meadowbrook Rd

Qikn-Ez

McDonald's

Mimosa

Firehouse Subs

IHOP

Once Upon  
A Child  
Springfield

Luttrell  
Jewelers

Gyros  
Stop

Papa  
Frank's

Meadowbrook Rd

Green Toyota

Wabash Ave

Wabash Ave

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