

**LEASE PRICE FOR PORTION OF BUILDING
\$7.00/SF (3N)**



Property Details

• **Remaining Space For Lease: ± 5,892 SF**

- High Visibility Location with Excellent access to Interstates 55 & 72 via Clear Lake Ave
- Corner Lot on Washington Street & Martin Luther King Jr Drive
- Owner is a building contractor with a willingness to do renovations at below market cost
- Owner willing to cap Pass Thru Expense cost (RE Taxes, Insurance, and Maintenance) at \$3.50/sf for first 5 years of lease
- New Roof in 2014 by Meyer Roofing - Under Warranty
- Daily Traffic Count: 8,150, per IDOT
- Abundant Parking
- Building: ±22,800 sf (per appraisal)
- Land: ±1.74 AC/±75,600 sf
- Zoning: City of Springfield B-1 Highway Business Service District
- 2022 Real Estate Taxes: \$19,081.34

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com



100 Martin Luther King Jr Dr Office Building



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2815 Old Jacksonville Rd. Suite 105
Springfield, Illinois 62711
(217) 494-0800 ♦ www.truecres.com

True

100 Martin Luther King Jr Drive

Aerial



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