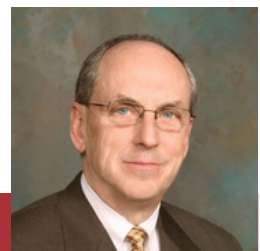




## ***Property Details - LOTS OF OPTIONS!***

- Rentable Space: ±1,900 square feet
- Monthly Rent: \$2,138.00 + utilities & janitorial
- Remarks: Two Private Offices, Breakroom, Separate HVAC, LED Lighting, New Carpet & Freshly Painted
- Floor Plan - Page 2
- Anchor Tenants:
  - BFW Engineers
  - One Hope United
  - Bottomline Bookkeeping
- Convenient to downtown and Abundant Parking
- Many Amenities Including **ATRIUM**, A type tenants and building security with cameras.
- Managing Broker has financial interest

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



**For more Information contact:**

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

**LESSOR NOTES:**

1. All floor coverings replaced.
2. Interior repainted.
3. 2 x 4 layin lighting recently changed to LED bulbs.

