



4531 Wabash West Suite A Springfield, Illinois



## **Property Details**

Suite A Square Feet: +/- 2, 149 SF

Pro-rata Common Area: 66 SF (9.9%)

Total Rentable Square Feet: +/- 2,215 SF Base Monthly Rent: \$2,768.75 per month

Current Share of Monthly Operating Costs: +/- \$1,028.00 per month

(9.9% of total cost)

USE OF EXISTING FURNITURE - NO CHARGE

**CURRENT YELLOWSTONE TENANTS:** 

- Bella Milano Fine Dining Italian Restaurant
- · Springfield Clinic:

Rehabilitation Services

Optical Center Urgent Care

Envy Salon

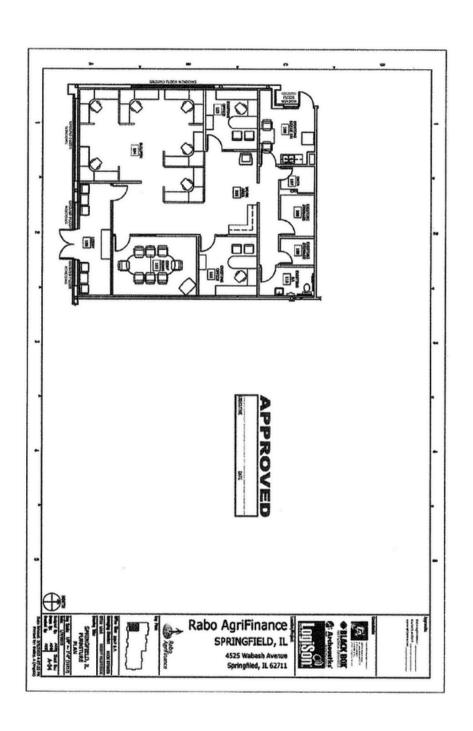
See attached interior photos and floor plan.

Sam Nichols Managing Broker (217) 494-0800



## For more Information contact:

sam@truecres.com

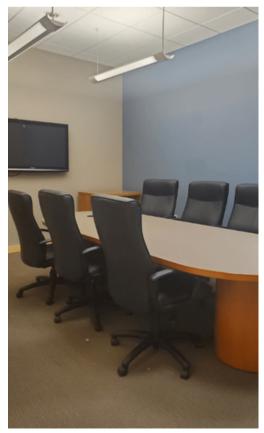




















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