

SUITES FOR LEASE

BUILDING AVAILABLE FOR PURCHASE

421 S Grand Ave W Quantum Centre Springfield, Illinois















Property Details

- Building Size ±18,000 square feet
- Suites Available: 1A, 2A, 2C & 2D See next page for details
- 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

421 S Grand Ave W Suite 1A

For Lease or For Sale MOVE IN READY! SUITE 1A FOR LEASE

- Rentable Space:
 ±2,000 square feet
- Monthly Rent: \$2,250.00 + utilities & janitorial
- Remarks: Elegant space - New floor covering, New LED lighting,
- New ceiling tile and freshly painted.
 Conference room furnished.
- Other furnishings included.
- Floor Plan Page 2 in Marketing Brochure
- 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

421 S Grand Ave W Suite 2A

For Lease or For Sale MOVE IN READY! SUITE 2A FOR LEASE

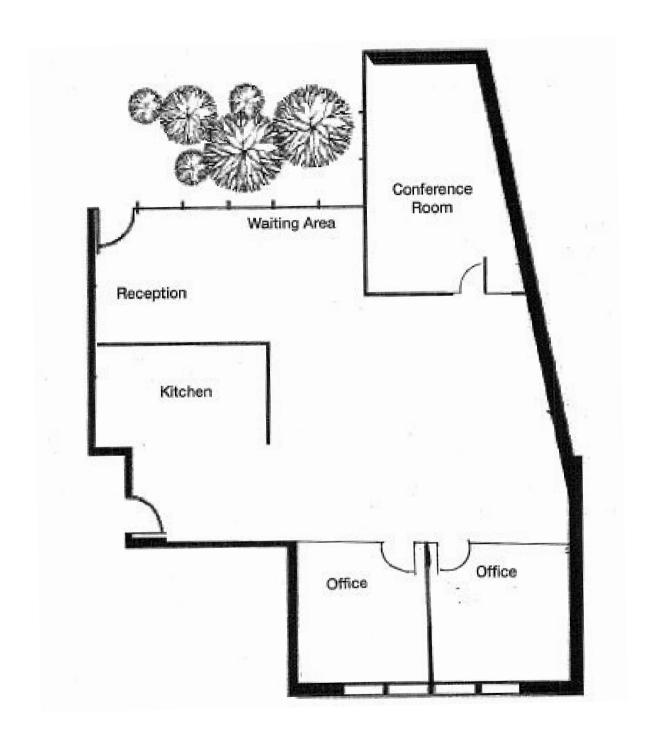
- Rentable Space:
 ±1,900 square feet
- Monthly Rent: \$2,138.00 + utilities & janitorial
- Remarks: Two Private Offices, Breakroom, Separate HVAC, LED Lighting, New Carpet & Freshly Painted
- Floor Plan Page 2
- Anchor Tenants:
- BFW Engineers
- One Hope United
- Bottomline Bookkeeping
- Convenient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

421 S Grand Ave W Suite 2C & 2D

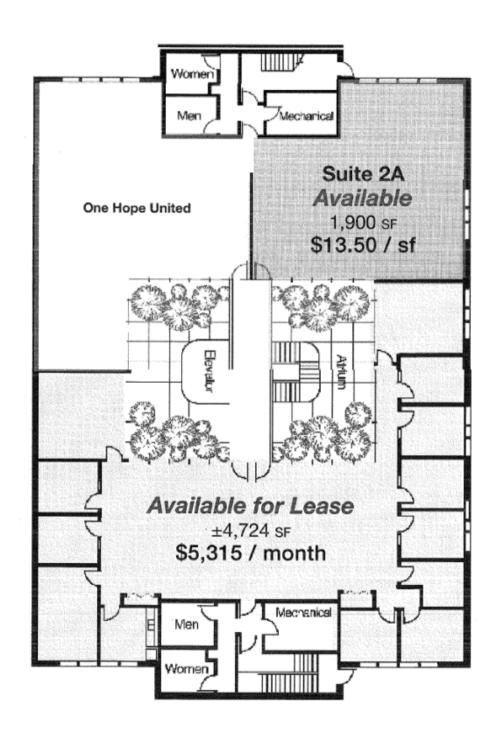
For Lease or For Sale MOVE IN READY! SUITE 2C & 2D FOR LEASE

- Rentable Space:
 ±4,724 square feet
- Monthly Rent: \$5,315.00 + utilities & janitorial
- Remarks: Ten offices, Conference Room, Breakroom, Data Room, Private Restrooms, Separate HVAC, New LED Lighting, ±1,900 Contiguous square feet available
- Floor Plan Page 2 in Marketing Brochure
- 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

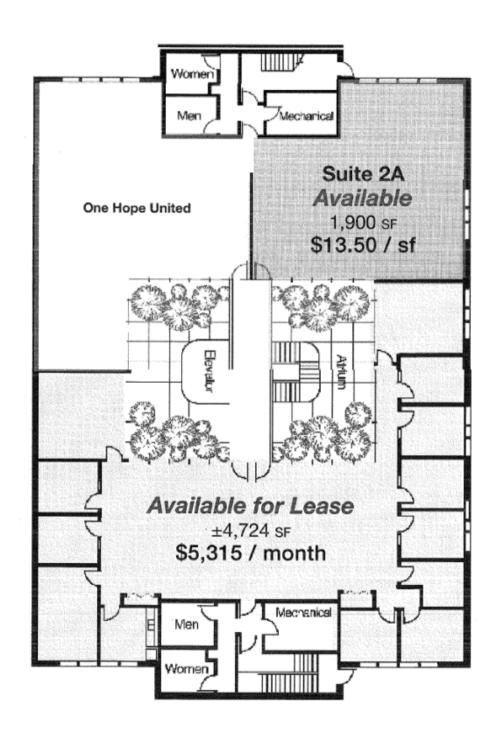
SUITE 1A



SUITE 2A



SUITE 2C AND 2D

















NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

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



