



BUILDING AVAILABLE FOR PURCHASE! \$75.00/SQ. FT.

MOVE IN READY!

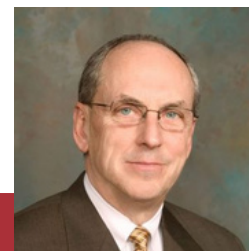
★ 6 Months Free Rent for 66-Month Lease or 3 Months Free Rent for 39-Month Lease ★



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**
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**421 S Grand Ave W
Suite 2A**

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

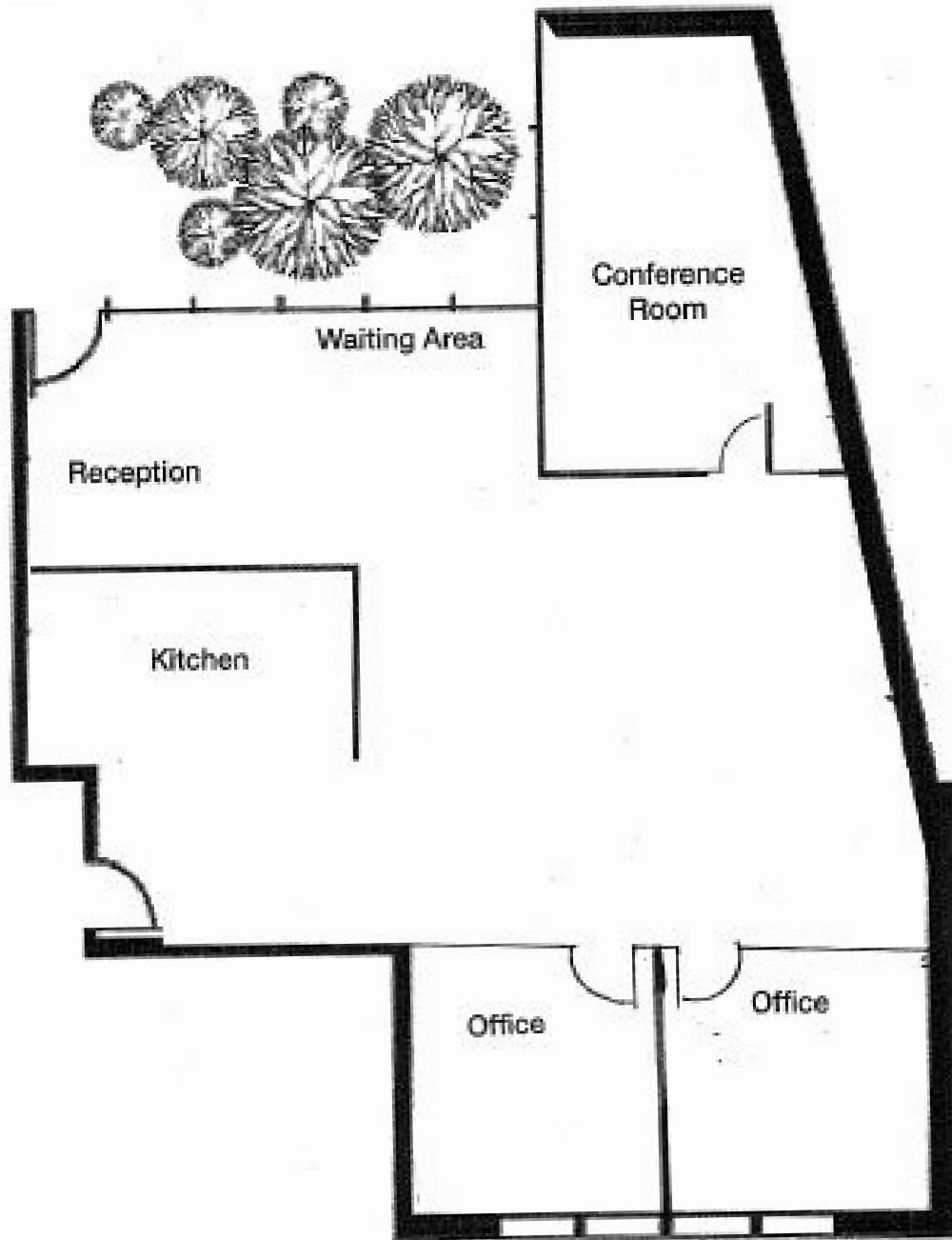
- **Rentable Space:**
±1,900 square feet
- **Monthly Rent:**
\$2,138.00 + utilities & janitorial
- **Remarks: Two Private Offices, Breakroom, Separate HVAC, LED Lighting, New Carpet & Freshly Painted**
- **Floor Plan - Page 2**
- **Anchor Tenants:**
- **BFW Engineers**
- **One Hope United**
- **Bottomline Bookkeeping**
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**421 S Grand Ave W
Suite 2C & 2D**

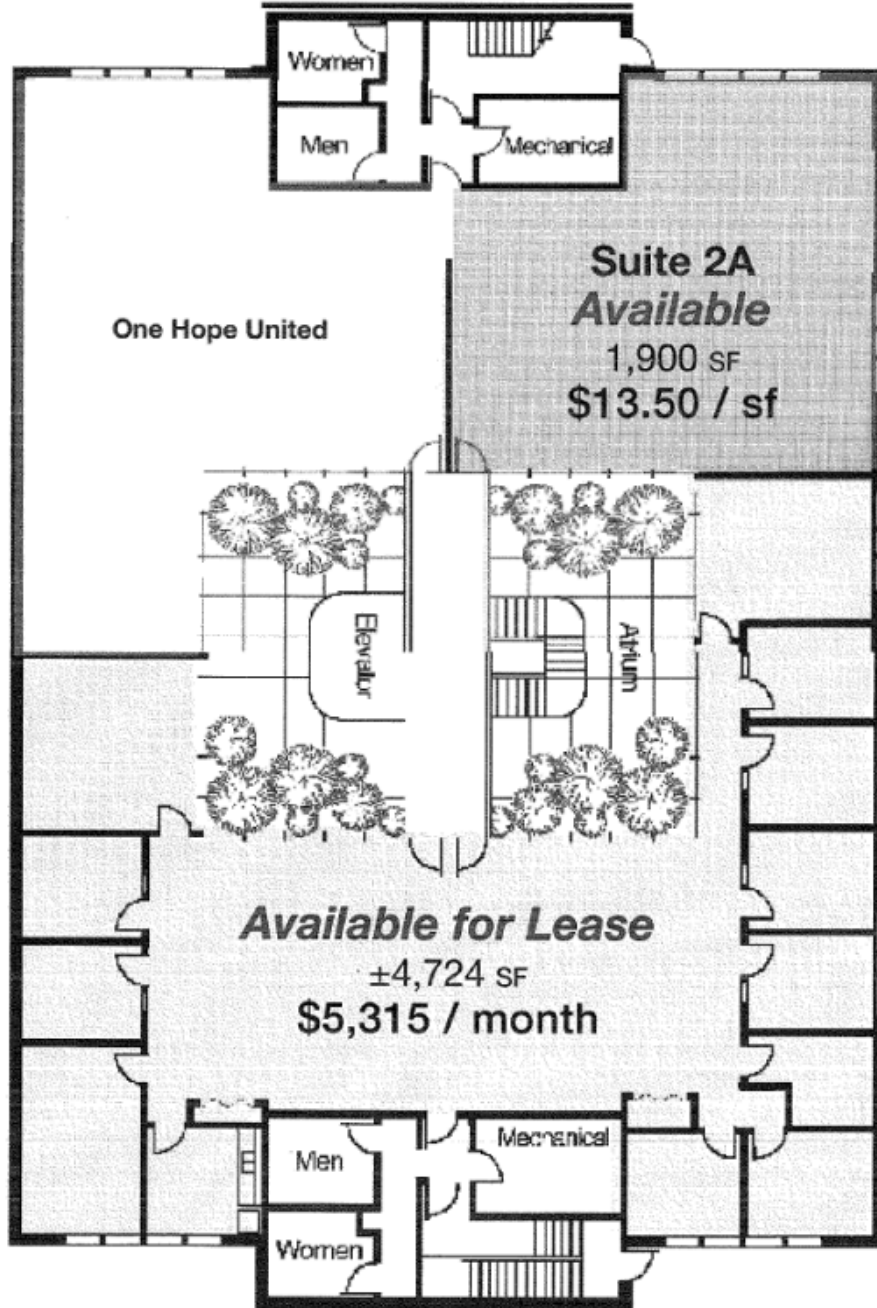
**For Lease or For Sale
MOVE IN READY!
SUITE 2C & 2D FOR LEASE**

- **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

