



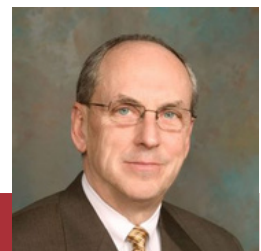
★ 6 Months Free Rent for 66-Month Lease or 3 Months Free Rent for 39-Month Lease ★



## ***Property Details - PRISTINE AND READY TO GO!***

- Rentable Space: ±4,724 square feet
- Building Size ±18,000 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
- 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:**

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