



LEASE PRICE - FULL SERVICE (EXCEPT JANITORIAL)

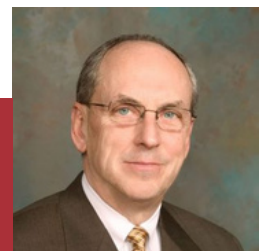
Suite 103 - \$17.00 per square foot annually

Suite 203 - \$18.00 per square foot annually

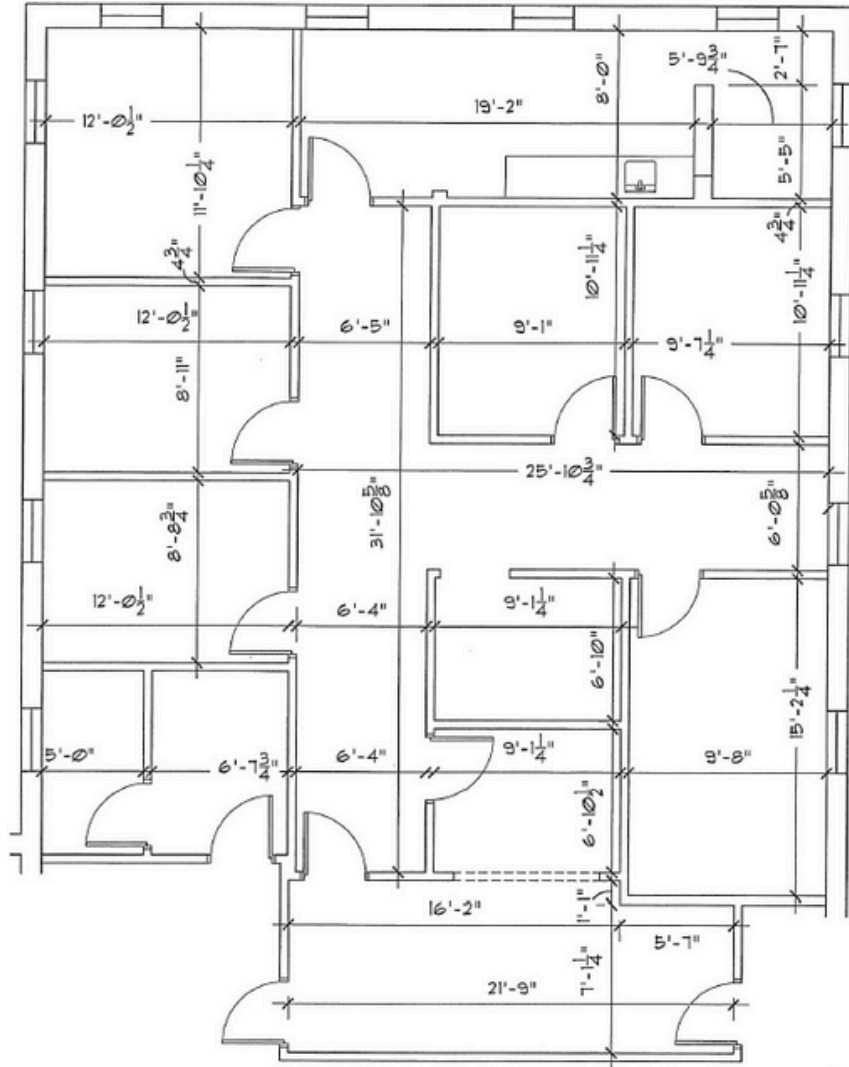
Property Details

- Multi tenant office building
 - Zoning: R-5 Multi-Family and Office District
 - Large elegant conference room available by scheduling to all tenants for meetings and training - No Additional Cost
 - Truly a visually aesthetic building honoring our Veterans
 - All 3 levels of building served by an elevator
 - Current Tenants:
 - Edward D. Jones
 - Gentiva Hospice
 - Heartland AG
 - Primerica Financial
 - ARM Ag Resource Management
 - 02 Red Light Therapy
 - Suites for Lease (see attached floorplans):
 - Suite 103 ±2,335 Sq. Ft.*
 - Suite 203 ±1,222 Sq. Ft.*
- *Includes Pro-rata Common Area

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



**For More
Information Contact:
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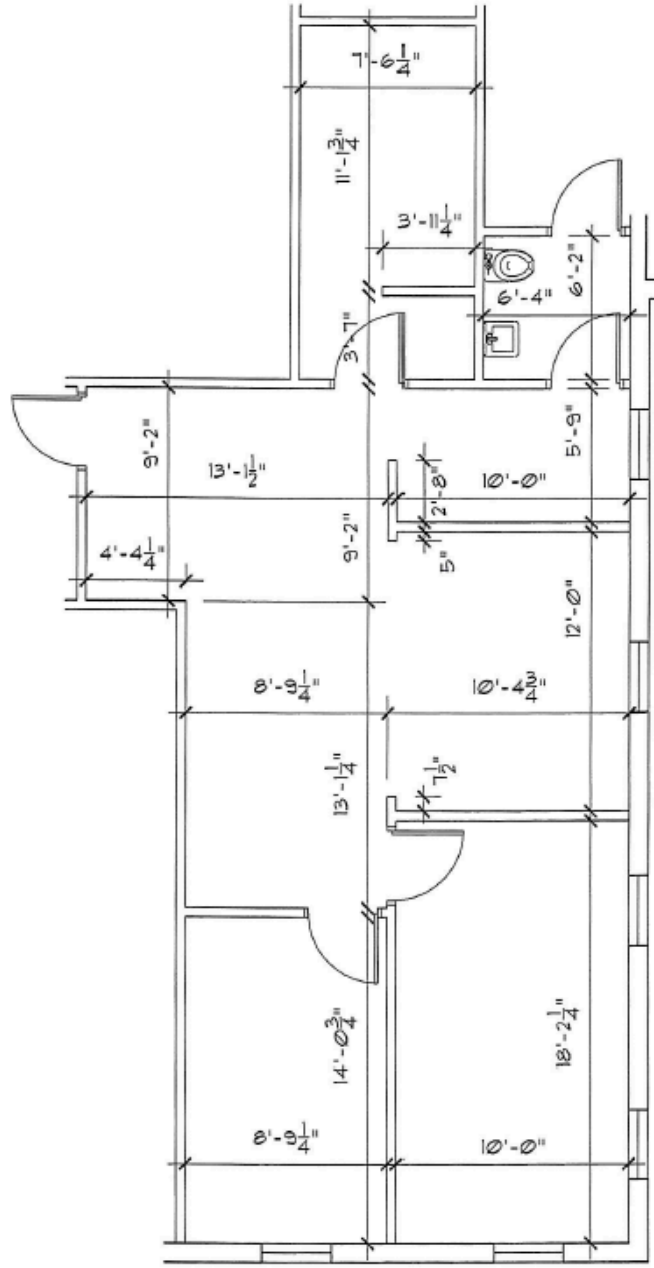
SUITE 103

SCALE: 1/8" = 1'-0"



NORTH

1,864 NET SF.
471 COMMON AREA SF.
2,335 LEASABLE SF.



SUITE 203

SCALE: 1/8" = 1'-0"



NORTH

975 NET SF.
247 COMMON AREA SF.
1,222 LEASABLE SF.

