



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Professional Office Space in a Park-Like Setting For Lease

\$15.00 / SF / MODIFIED GROSS



FOR LEASE

2663 Farragut Dr, Suite B

Springfield, IL 62704

2,000 SF

OFFICE

AVAILABLE SPACE

Suite B: 2,000 SF

LEASE TYPE

Modified Gross (Tenant
pays Utilities, Janitorial,
Internet, Interior
Maintenance)

TAX PIN

22-34.0-177-001

LEASE PRICE

\$15.00 / SF

PARKING

26 Spaces

ZONING

R-5c, Office District

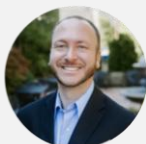
PROPERTY DESCRIPTION

Suite B offers a practical, professional layout with five (5) private offices, along with open space suitable for reception and additional space conference, administrative or storage uses. Abundant natural light, neutral finishes and exterior windows throughout much of the space create a bright and comfortable work environment. Tenants also have access to a shared break room with kitchenette, cabinetry, sink, refrigerator and seating, as well as shared restrooms.

The lease rate includes water and trash. The tenants are responsible for their own electric/gas, internet, janitorial, and routine interior maintenance.

AREA DESCRIPTION

Located on Springfield's west side, the property is in an established park-like setting that is also home to Levi, Ray, & Shoup (LRS), RE/MAX Professionals, and Prairie Engineers among others. The location offers convenient access to IL-4/Veterans Pkwy, which carries approximately 24,500 vehicles per day, along with easy connectivity to the surrounding west-side business, retail, and service corridors.



BLAKE PRYOR

217.725.9518

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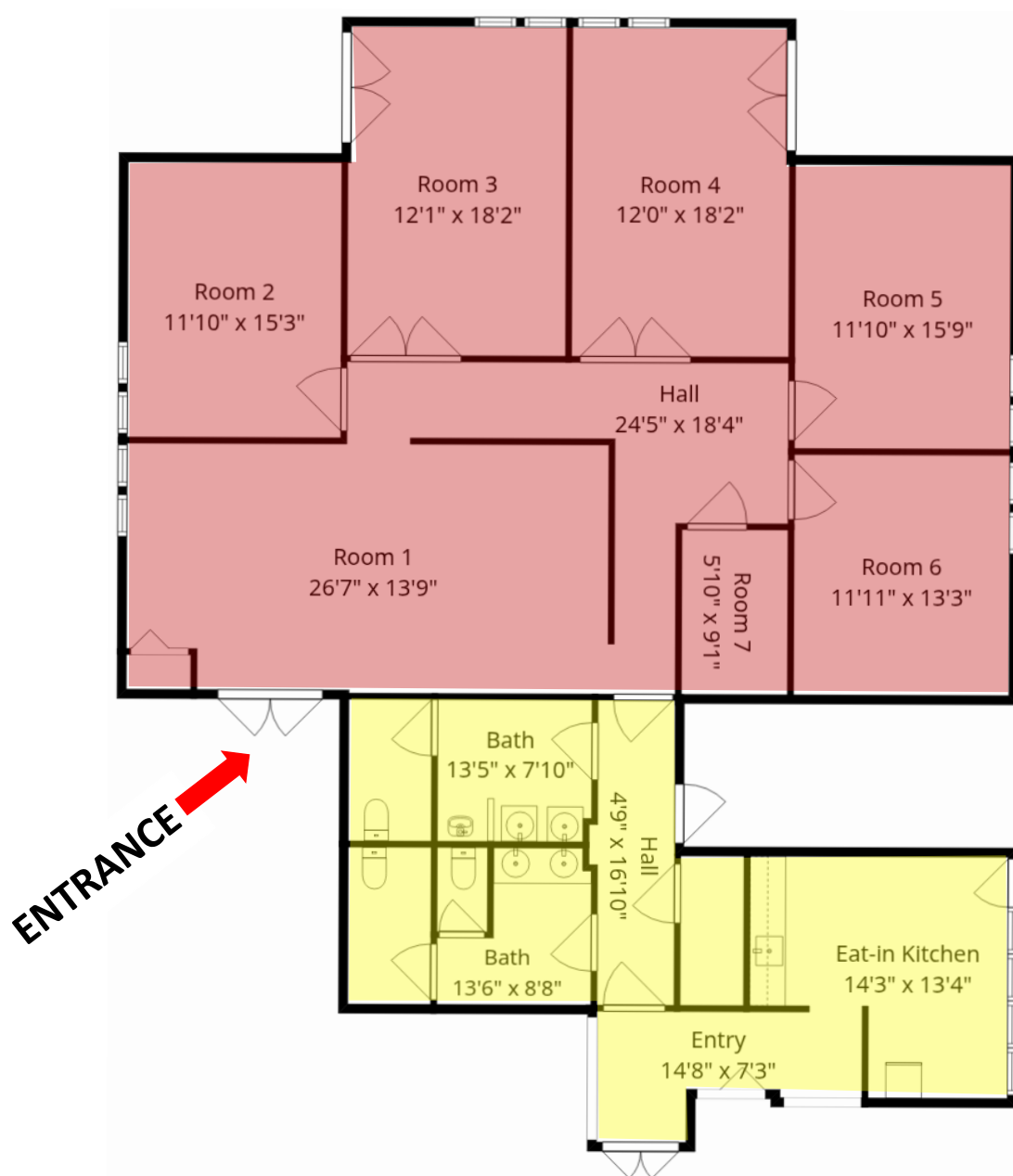
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FLOOR PLAN

■ Rental Space
■ Common Area



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SUITE B PHOTOS



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AERIAL



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