

# FOR LEASE

\$15/SF Gross



## 400 S. 9th St. Office Building For Lease

### Property Information

<b>TOTAL BUILDING SQ. FT.</b>	34,000
<b>SQ. FT. AVAILABLE</b>	3,264—First floor 2,315—2nd floor 1,970—2nd floor 758—2nd floor
<b>LEASE RATE</b>	\$15/sq. ft. gross
<b>ZONING</b>	S-3
<b>TAX ID NUMBERS</b>	14340252015 14340252004 14340252005
<b>AGE OF BLDG</b>	Approx. 30 yrs old

#### Features

Subject property is a two-story, professional, class A office building just south of the county courthouse. Parking on site to the south. Building tenants include Hinshaw & Culbertson, Lutheran Child and Family Services, Children's Advocacy Center, Stange Law Firm and Quinn, Johnston, Henderson, Preorious & Cerulo, and the State of IL.

#### Area

This site is two blocks south of the Sangamon County Complex and across the street from the Lincoln Home National Historic Site. The Federal Courthouse and city offices are also just blocks away.

For more details, contact:  
Curtis Tillett, Broker  
217.553.7022  
Curtis@curtistillett.com

THE REAL ESTATE GROUP  
907 Clocktower Dr.  
SPRINGFIELD, IL 62704

217-726-3298

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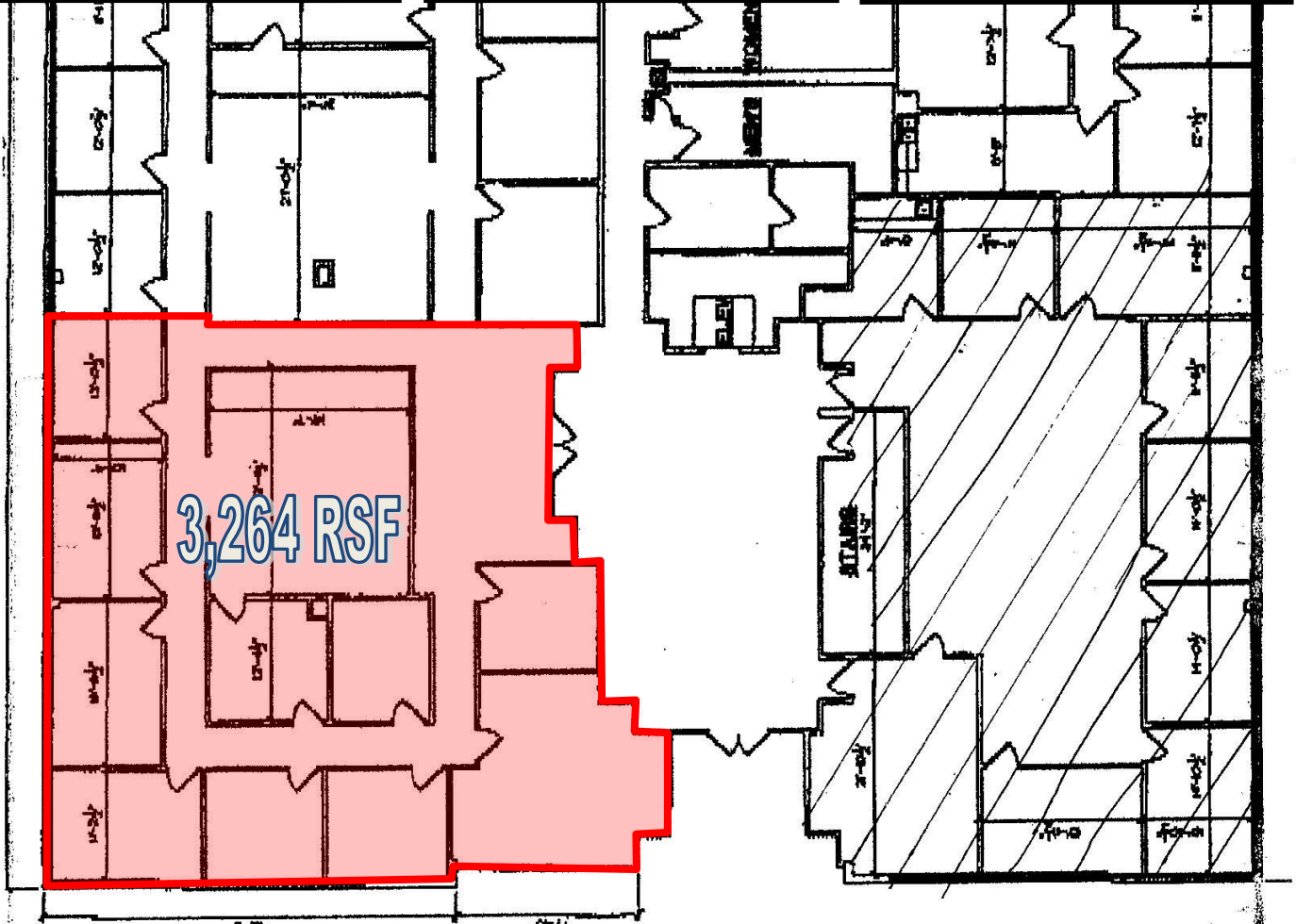
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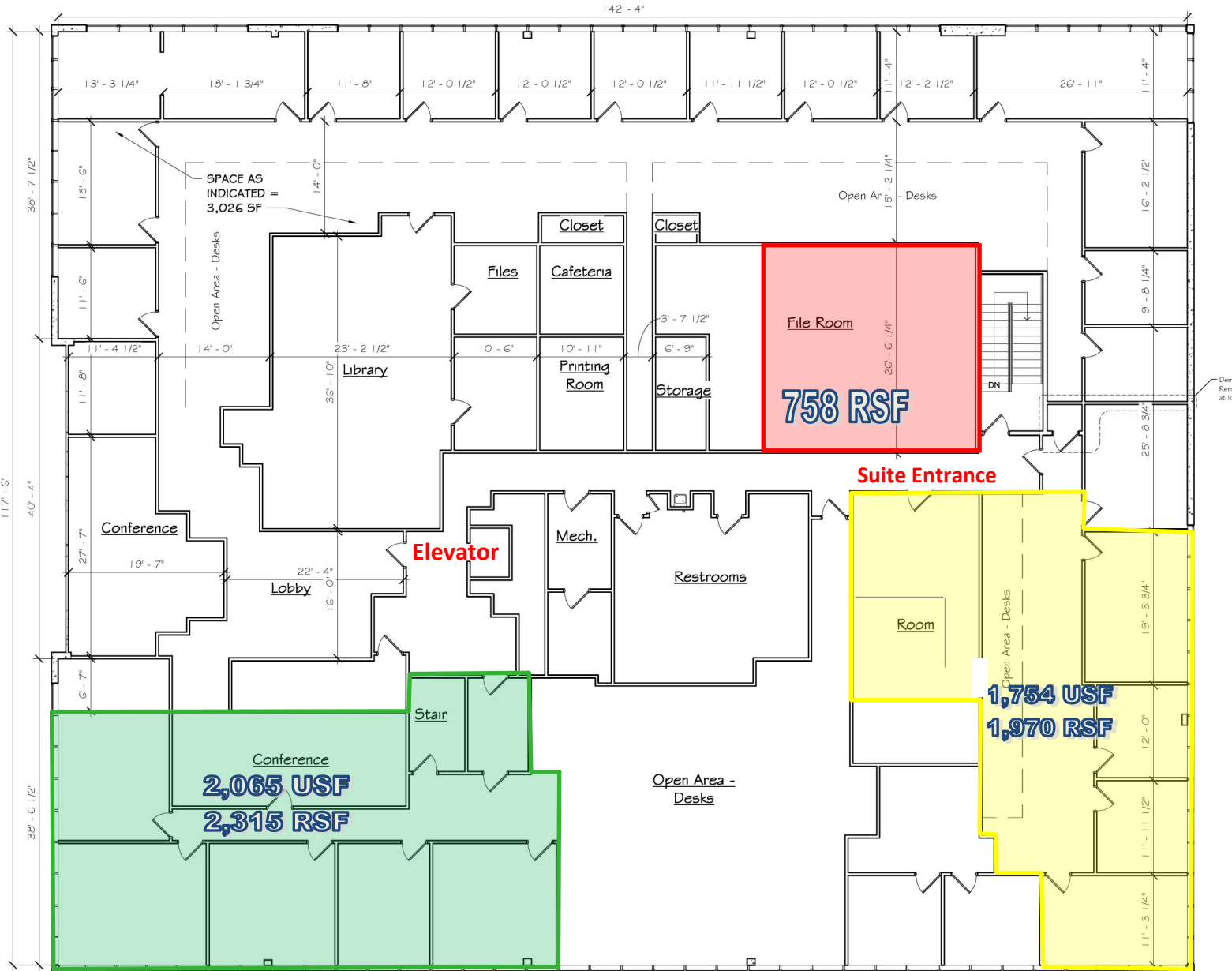
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## 2nd Floor



① Second Floor Plan - Existing  
1/8" = 1'-0"

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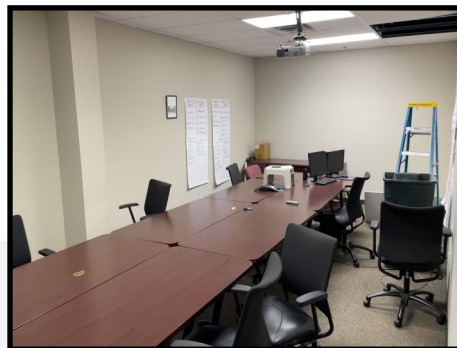
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## 2nd Floor SE Suite



## 2nd Floor SW Suite



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