



TODD P. SMITH
COMMERCIAL REAL ESTATE



SUBLEASE Space Available:

4133 Old Jacksonville Rd

Springfield, IL



Total Building SF: +/- 9,855 SF

Lease Price: \$13.50/SF/YR Plus Utilities

Available SF: +/- 9,855 SF

Zoning: B-2 (Sangamon County)

Beautiful office building for lease. Quality built with custom woodwork and doors. Geo- thermal aids in energy efficiency. This eco-friendly building is in a beautiful setting. Partial open and partial drop ceilings, large picture windows, and class A finishes. Located near medical office building complex, shopping, dining, retail, residential subdivisions, and the popular Sangamon Valley Trail.

- Quality Construction
- Beautiful park like setting
- Visible/High traffic location
- Monument yard sign

For more information:

Todd P. Smith

Todd P. Smith Commercial Real Estate
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SUBLEASE 4133 Old Jacksonville Rd

There are many great reasons to choose Springfield and Sangamon County, IL as your business location. "The Springfield and Sangamon County area is home to global leaders in enterprises that include healthcare, manufacturing, professional business services, technology and more. In fact, eleven local businesses operate their corporate headquarters here. Job stability is high, and opportunities for career advancement are ample."

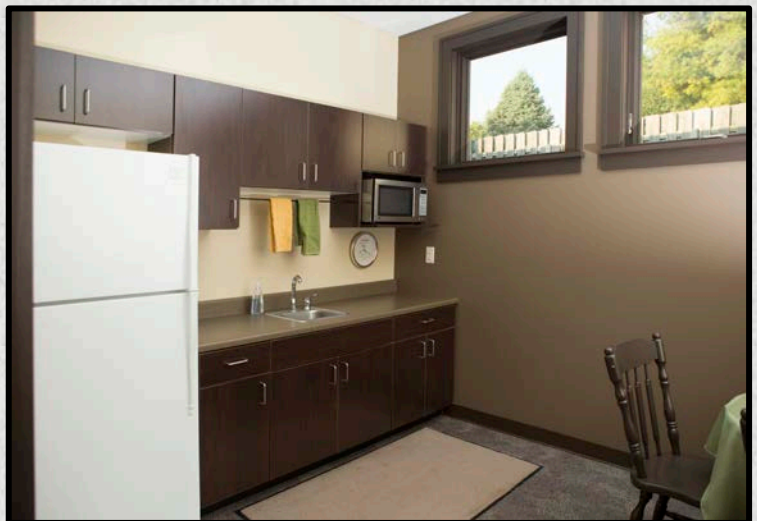
Springfield Sangamon Growth Alliance – www.thriveinspi.org

Labor Market Statistics:

- 1,336,518 pop. Within 60-minute drive time
- 669,909 Labor Force Participation within 60-min drive time
- 17 minute average commute time
- 35.8% of population has bachelor degree or higher

Major Employers:

- State of Illinois
- Memorial Health System
- Hospital Sisters Health System
- University of Illinois - Springfield
- Springfield Clinic
- Horace Mann Insurance



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Floor Plan



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