# 2040 Hill Meadows Springfield, IL FOR SALE OR FOR LEASE





**Available SF:** +/-24,600

Zoning: R-5B (City of Springfield)

**Sale Price:** \$999,000

Lease Price: \$8/SF/YR NNN

Contact: Todd P Smith Phone: 217.441.8000

Email: Todd@TPSmithRE.com
Website: www.TPSmithRE.com

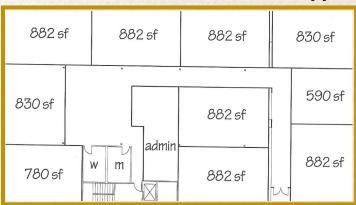


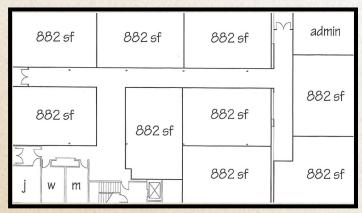
Todd P Smith, Designated Managing Broker

## Floor Plans:

# Upper

### Lower





This building has two levels with a split faced concrete block. Inside has a 2-stop 2000# elevator as well as two interior staircases. The ceilings are 12' high on the lower level and 10' high on the upper level. There are two finished restrooms on each floor, on site parking, and 1.46 acres in total. This building is in a quiet setting within city limits. Imagine being able to work with a calming view of the Timberbrooke Park!

- · Various sizes of office space available
- Quiet setting overlooking park
- On-site parking with approx. 85 parking spaces
- Natural light and high ceilings

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# Co-Brokerage



Art Seppi, Broker Owned



Todd P Smith, Designated Managing Broker

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