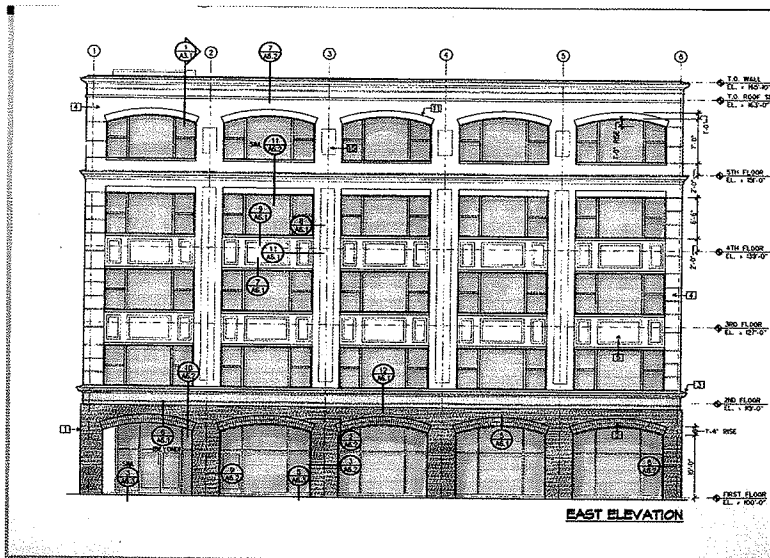


For Sale or Lease



531 E. Washington

Space Available:

2nd Floor	+/- 3,190 Sq. Ft.
3rd Floor	+/- 3,190 Sq. Ft.
4th Floor	+/- 3,190 Sq. Ft.
5th Floor	+/- 3,190 Sq. Ft.

Building Size: +/- 15,719 Sq. Ft.

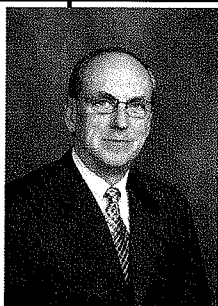
Zoning: S-3

Parking Spaces: Off Site (39 spaces)

Lease Term: 3 Year Minimum

Rental Rate: \$12.50 Per Square Foot Annum Net to Landlord

Remarks: Five story commercial condominium. One or more stories can be purchased or leased. First floor leased to Pease's Candy. Floors two and three are priced at \$425,000 per floor. Fourth floor is priced at \$450,000 and fifth floor is priced at \$475,000. Each floor has separate utilities and an allocated storage space in basement.



Call:
Sam Nichols
217-494-0800

3701 W. Wabash
Springfield, IL
Fax: 787-7779
www.samsrealstate.com



