



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## Small Office Suite in a Multi-Tenant Commercial Building Near Toronto Rd/I-55

**FOR LEASE**



### 900 Christopher Ln, Suite 7

Springfield, IL 62712

**607 SF**

**OFFICE**

#### AVAILABLE SPACE

607 SF

#### LEASE PRICE

\$600 / MO

#### LEASE TYPE

Modified Gross

#### PARKING

37 Spaces

#### TAX PIN

22-34.0-177-001

#### ZONING

S-1

#### PROPERTY DESCRIPTION

Suite 7 is an approx. 607 SF office suite. It has 3 rooms and a private restroom – reception/open area and 2 private offices. The owner recently re-painted all interior walls and baseboard trim. The vinyl plank flooring is less than 3-years old and very easy to maintain.

The property is a multi-tenant office building just off Toronto Rd and S. 6<sup>th</sup> Street Frontage Rd. There is plenty of on-site parking. The tenant is responsible for their own utilities.

#### AREA DESCRIPTION

Subject Property is a corner lot location. It is less than a minute away from Toronto Rd and Interstate 55/S. 6<sup>th</sup> St corridor. The area has a mix of commercial, longstanding residential subdivisions, and plenty of shopping, restaurants, and amenities.



**BLAKE PRYOR**

217.725.9518

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## AERIAL



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## PHOTOS

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