



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Small Office Suites Near Toronto Rd & Interstate 55

\$750-\$1,200 / MO / GROSS

**FOR LEASE**



## 900 Christopher Ln

Springfield, IL 62712

607-980 SF

OFFICE

### AVAILABLE SPACE

Suite 1: 980 SF  
Suite 7: 607 SF

### LEASE TYPE

Gross (Utilities Included)

### TAX PIN

22-34.0-177-001

### LEASE PRICE

Suite 1: \$1,200 / MO  
Suite 7: \$750 / MO

### PARKING

37 Spaces

### ZONING

S-1, Neighborhood  
Commercial & Office  
District

### PROPERTY DESCRIPTION

Suite 1 is an approx. 980 SF office suite. It has 2 rooms and a private restroom – reception/office and an open room with a wet-bar style kitchenette (sink, countertop, base cabinets) and double-door access. The owner recently repainted all interior walls.

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, and replaced the vinyl plank flooring.

The lease rates cover utilities. The tenants are responsible for their own internet, janitorial, and routine interior maintenance.

### 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.



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**AERIAL**



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## SUITE 1 PHOTOS



Reception/Front Office



Open Area/Work Room



Open Area/Work Room



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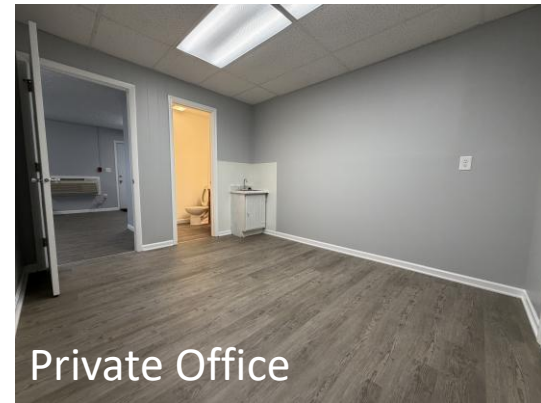
## SUITE 7 PHOTOS



Reception/Open Work Area



Reception/Open Work Area



Private Office



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