



OFFICE SPACE AVAILABLE

FOR LEASE

3921 Pintail Dr., Springfield, IL 62711

DEVONSHIRE REALTY



PROPERTY OVERVIEW

The property features a 6,000 SF office building with ample parking. Currently, the space is divided into two separate units and there is space on the north side of the building is vacant (Approx. 2,800 SF). This space features a common area space with sink area, storage closet, conference room and private offices. In addition, includes storage space and server rooms which could be converted. The space has multi-stall restrooms which are currently shared with the other unit. The owner is willing to demise the space depending on the terms of the lease.

#1 (Vacant Unit)	2,846	\$9.50
#2 (Medium)	2,336	\$10.50
#3 (Small)	510	\$11.50
#4 (Building)	6,000	\$9.50

** Rental rate will increase \$0.50 annually

DETAILS

AVAILABLE SF:	6,000 SF Divisible
PRICE:	\$9.50 - \$11.50 / SF / Modified Gross
ZONING:	I-1
TRAFFIC COUNTS:	2,350 VPD

AREA DESCRIPTION: This space offers convenient access from Mathers Rd., near Prairie Crossing at the I-72/Veterans interchange. Space is located in a quiet, but active professional office park.

FOR MORE DETAILS CONTACT:

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Coldwell Banker Commercial Devonshire Realty

Office 217-547-6650

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