

Albanese Development Corporation

Dennis Albanese — (217) 899-3400

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Office Property For Lease

Centrum Building

319 E Madison St, Springfield, IL 62701



| | |
|------------------------|--------------------------------|
| Total Space Available: | 8,262 SF |
| Rental Rate: | \$12 - \$15.95 /SF/Year |
| Min. Divisible: | 366 SF |
| Max. Contiguous: | 7,080 SF |
| Property Type: | Office |
| Property Sub-type: | Medical Office |
| Building Size: | 83,200 SF |
| Building Class: | A |
| Year Built: | 1990 |
| Lot Size: | 3.50 AC |
| Zoning Description: | Business |

Last Verified 5/18/2010
Listing ID 16688989

3 Spaces Available

Display Rental Rate as [Entered](#)

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|--|-----------------------|--------------------------|
| Suite F / Ground Flr | Space Available: | 7,080 SF |
| | Rental Rate: | \$9,410.50 /Month |
| | Space Type: | Medical Office |
| | Min. Divisible: | 2,000 SF |
| | Max. Contiguous: | 7,080 SF |
| | Lease Type: | Modified Gross |
| | Lease Term: | 36 Months |
| | No. Parking Spaces: | 250 |
| | Pct. Procurement Fee: | 3.00% |
| <p>Just inside main lobby. 3 exits. New resilient flooring; offices carpeted. Former medical offices for 5 physician practice. 3 nurse stations, lab, draw rm, med mixing hood, 8 exam rms, large open treatment area, 5 doc offices and MORE...!!</p> | | |

Space Available:

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|---|--|
| Suite 3A / 3rd Flr | 816 SF |
| Rental Rate: | \$948.60 /Month |
| Space Type: | Office-R&D |
| Additional Space Types: | Medical Office Institutional/ Governmental Office Building |
| Min. Divisible: | 600 SF |
| Max. Contiguous: | 816 SF |
| Lease Type: | Modified Gross |
| Lease Term: | 24 Months |
| No. Parking Spaces: | 250 |
| Pct. Procurement Fee: | 3.00% |
| <p>Directly across from elevator. Lots of glass and natural light from atrium. Separately metered electric. 2 large rooms (divisible) plus one average size. Could accommodate 4-8 employees, depending on use.</p> | |

| | |
|--|--|
| Suite 2C / 2nd Flr | 366 SF |
| Rental Rate: | \$366 /Month |
| Space Type: | Office-R&D |
| Additional Space Types: | Medical Office Institutional/ Governmental Office Building |
| Min. Divisible: | 366 SF |
| Max. Contiguous: | 3,020 SF |
| Lease Type: | Modified Gross |
| Lease Term: | 24 Months |
| No. Parking Spaces: | 250 |
| Pct. Procurement Fee: | 3.00% |
| <p>Rectangular room of approx 14.5ft by 21.5ft. Newly finished. Cut pile carpet and painted walls.</p> | |

Highlights

- Class 'A' Office Building with 83,200sf, including 30 independent suites
 - 1200sf multi-story atrium for tenant use FREE of charge
 - Individually metered and controlled HVAC, electric and gas
 - Clean Contemporary Office Design / Energy Efficient
 - Fiber Optic Internet Access / Cable TV Access
 - CAM, Real Estate Taxes and Insurance INCLUDED in rate !!
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Description

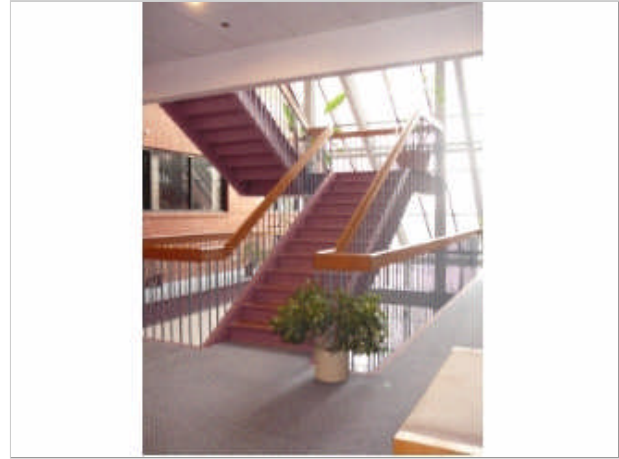
- * 30 Individually metered suites of varied sizes.
 - * 2 Elevators and 3 exit stairways
 - * Clean contemporary design and energy efficient construction.
 - * Independent Heating / Cooling Systems
 - * Private restrooms PLUS, public restrooms on 2nd and 4th floors
 - * Cable TV / High speed Internet connections
 - * Commercial construction consisting of reinforced concrete with steel frame structure. High efficiency HVAC, insulated glass, brick exterior, sound insulated walls and acoustical 2x2 ceiling tile.
 - * Lighted parking. Free parking for tenants and visitors. Assigned parking available.
 - * Skylights and atrium. Naturally lighted interior common corridors.
 - * Commercial fire and smoke detection/protection systems
 - * Automatic entry doorways and security keypad locks
 - * Ceramic tile public corridors. Carpeted offices.
 - * Building meets or exceeds ADA requirements
 - * Fiber optic internet available.
 - * Reliable power supply from same grid as hospitals.
- Springfield Central Business District and NEW State Medical District. Close proximity to two major hospitals (St. John's and Memorial). Just 2 blocks from Abraham Lincoln Presidential Museum/Library AND State Capitol Complex.
- Conveniently located on corner of major North-South and East-West vehicular arteries. Amtrak 1 block. Airport 2 mi. Excellent for Medical, Governmental, Association and Professional offices !!
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Map of 319 E Madison St, Springfield, IL 62701 (Sangamon County)

Additional Photos



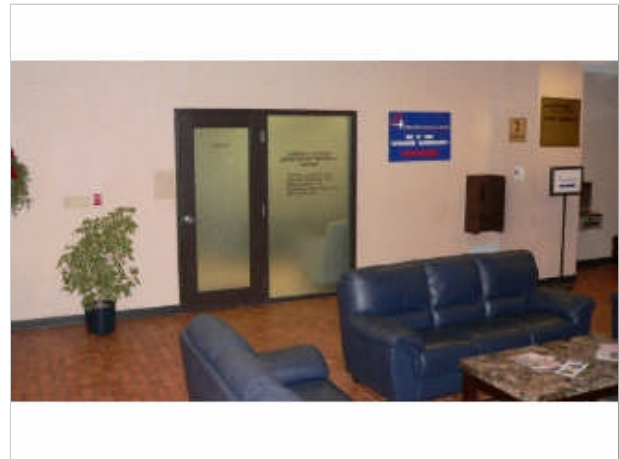
2nd Floor Corridor



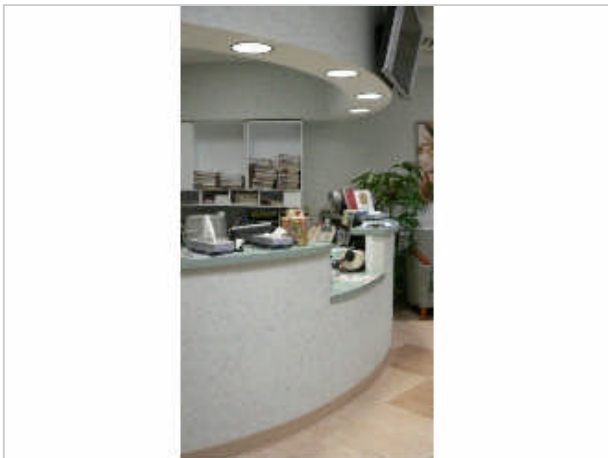
Atrium Staircase



Madison St looking East



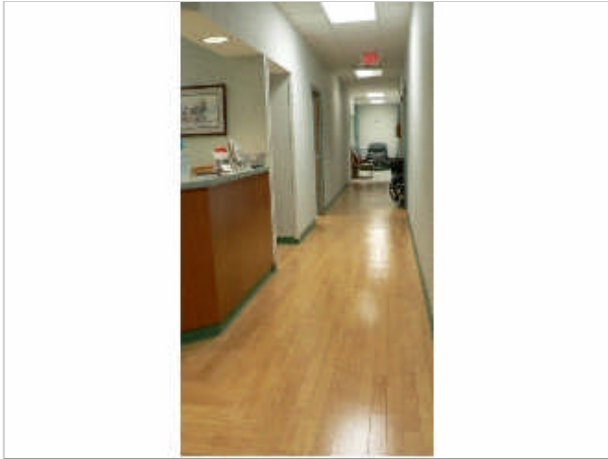
Suite F off Main Lobby



Suite F Reception



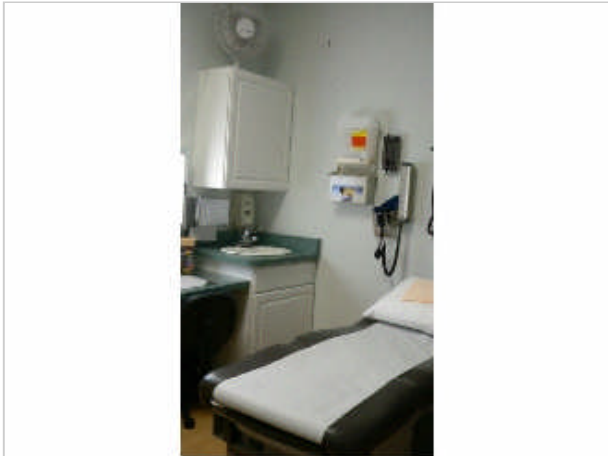
Suite F Waiting Area



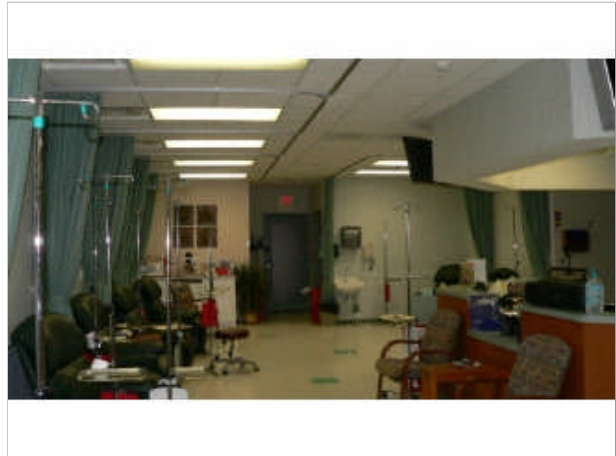
Suite F Nurse Station 1



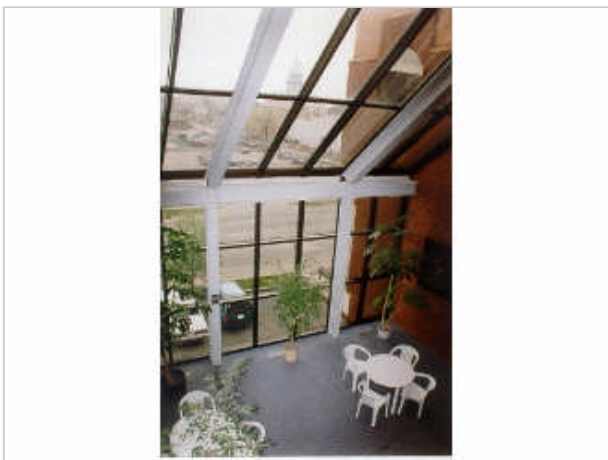
Suite F Exam Rooms



Suite F Exam Room furnished



Suite F Treatment Area



Atrium