

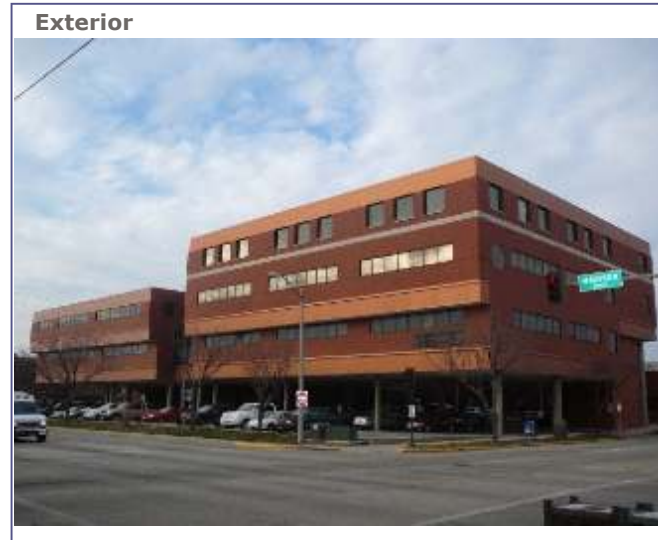
# Centrum Building

Property ID: 15569529  
<http://listing.loopnet.com/15569529>

**Centrum Building**  
 319 East Madison Street  
 Springfield, IL 62701  
 County: Sangamon

**CONTACT LISTING BROKER**  
**Dennis Albanese** (217) 522-7900

**Albanese Realty Corp**



For Lease		Active
<b>Primary Type:</b>	Office	Office Building
<b>Divisible To:</b>	625 SF	
<b>Maximum Contiguous:</b>	4,817 SF	
<b>Building Size:</b>	83,200 SF	
<b>Building Class:</b>	A	
<b>Year Built:</b>	1990	
<b>Date Last Verified:</b>	2/17/2008	
<b>Property ID:</b>	15569529	

## Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Suite 2C	3020 SF	625	4817	\$15.95/SF/Year	Immediate	Office Building	No
<b>Space Description:</b>		* 2nd floor location * Reception Area, Conference/Training Rm, 6 Offices with windows, Open clerical area in center, Empl Lounge, Bathroom, Tel./Mech Rm.					
<b>Lease Type:</b>		Modified Gross		<b>Lease Term:</b>		48	
<b>No. Parking Spaces:</b>		300					
Suite 3K	1797 SF	625	4817	\$15.95/SF/Year	Immediate	Office Building	No
<b>Space Description:</b>		* 3rd floor location * Reception Area, Conference/Training Rm, 4 Offices, Storage/Empl Lounge, Bathroom.					
<b>Lease Type:</b>		Modified Gross		<b>Lease Term:</b>		48	
<b>No. Parking Spaces:</b>		300					

## Additional Photos



**Typical Finishes**



**Typical Office**



**Conference Room**



## Atrium

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### Additional Information

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#### Property Description:

- \* 30 suites varying in sizes.
- \* 2 Elevators
- \* 1200 sf multi-story atrium for tenant use free of charge.
- \* Clean Contemporary office design with energy efficient construction
- \* Individually metered and controlled heating / cooling systems
- \* Restrooms in each suite, plus Public Restrooms on 2nd and 4th Floors
- \* High speed internet access
- \* Commercial construction standards including reinforced concrete and steel frame construction, high efficiency windows, brick exterior and acoustical 2x2 ceiling tile. Insulated interior walls.
- \* Lighted parking. Free parking for tenants and guests. Designated parking available. Additional parking available across Madison Street.
- \* Lots of Skylights and naturally lighted interior corridors
- \* Fire and smoke detection/prevention systems
- \* Automatic entry doors. Two elevators and three exit stairways
- \* Ceramic tile public areas and carpeted offices. 2 sets of Common public restrooms
- \* Coffee / Sandwich Shop on site.
- \* Building meets or exceeds required accessibility standards

#### Location Description:

Within Springfield's Central Business District and in the new medical district between two major Hospitals-St. John's and Memorial Medical Center. Just 2 blocks from Abraham Lincoln Presidential Museum/Library. On major north-south and east-west vehicular arteries. Amtrak 1 block. Airport 2 mi. Excellent location for medical, governmental, association and general professional offices.

#### Zoning Description:

B-2

**Lot Size:** 3.50 Acres

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#### Highlights

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- Class 'A' Office Building with 83,200 sf, including 30 suites varying in sizes.
- Clean Contemporary office design with energy efficient construction.
- 1200 sf multi-story atrium for tenant use free of charge.
- Fiber optic on site
- Individually metered and controlled heating / cooling systems
- CAM, Taxes and insurance INCLUDED in rent



2/17/2008

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and