

For Lease - Contiguous Suites
YellowStone, Suites D and/or E
4525 Wabash Avenue
Springfield, Illinois
Retail - Business Center

LEASE PRICE
\$14.75
per square foot (3N)



YellowStone Profile

YellowStone is located in the heart of Springfield's affluent, fast-growing west side. With the Wabash Avenue & Interstate 72 cloverleaf less than a mile from YellowStone, this area has and continues to attract both national and local retailers, large office building users, and residential developers resulting in a demand for upscale retail shopping and financial services. Classic stonefaced exteriors and dramatic roof lines set YellowStone apart as the exclusive Springfield destination.

Property Details

Suite D

- Formerly Fitness Center
- 4,170 SF (Rentable)
- 124 SF (Common Area)

Suite E

- Formerly Physical Therapy Services
- 2,202 SF (Rentable)
- 66 SF (Common Area)



General

- See Attached Floor Plan
- Enterprise Zone
- 2016 Pass Thru Expenses: \$4.84 per sq. ft.
- Wabash Avenue Now Five Lanes

*Managing Broker has financial interest

Current YellowStone Businesses

- Bella Milano Italian Restaurant
- Envy Salon
- NAI True Commercial Real Estate Services
- Rabo AgriFinance
- Body Perfect
- Allstate Insurance

For more information contact:



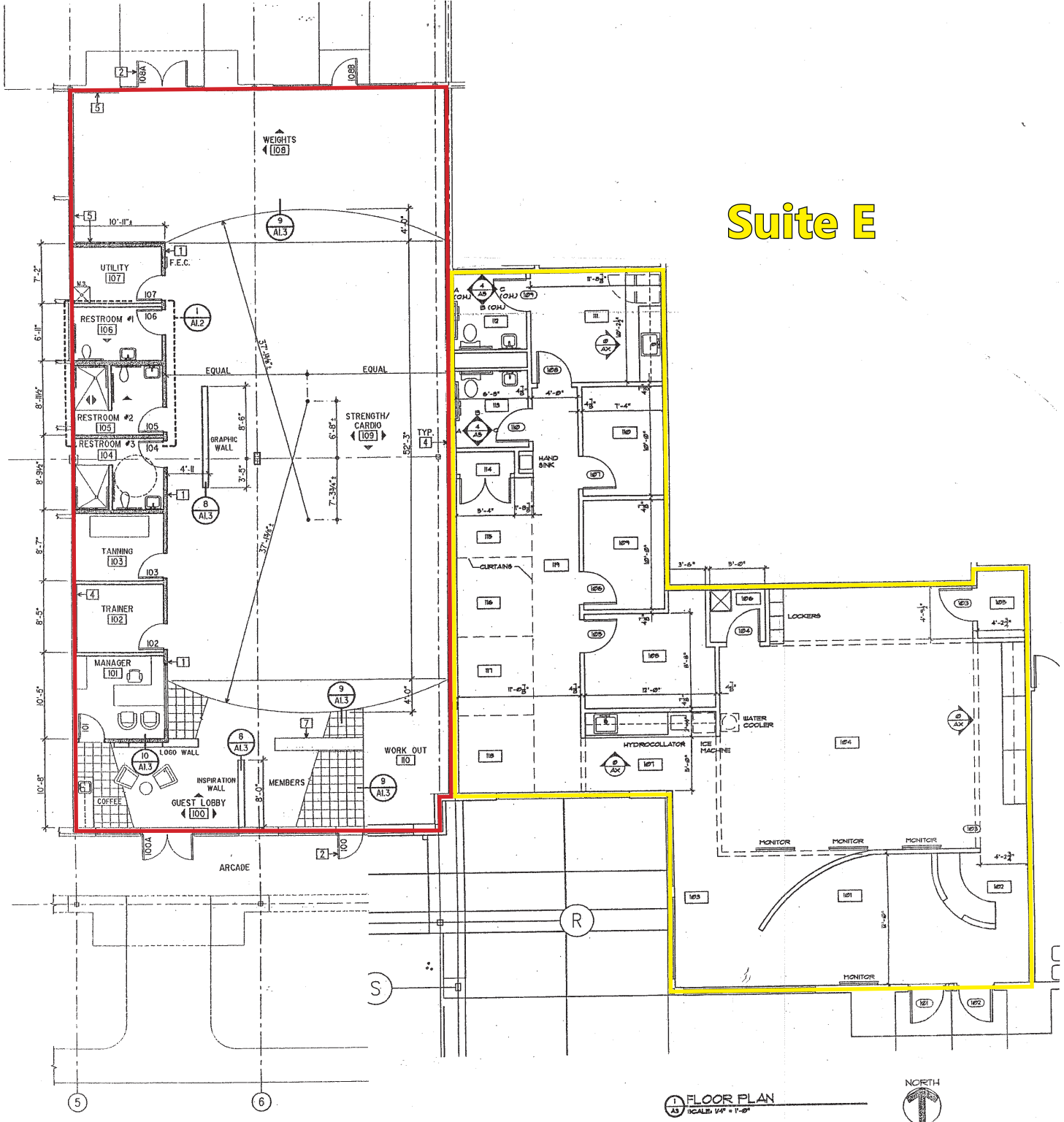
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Managing Broker

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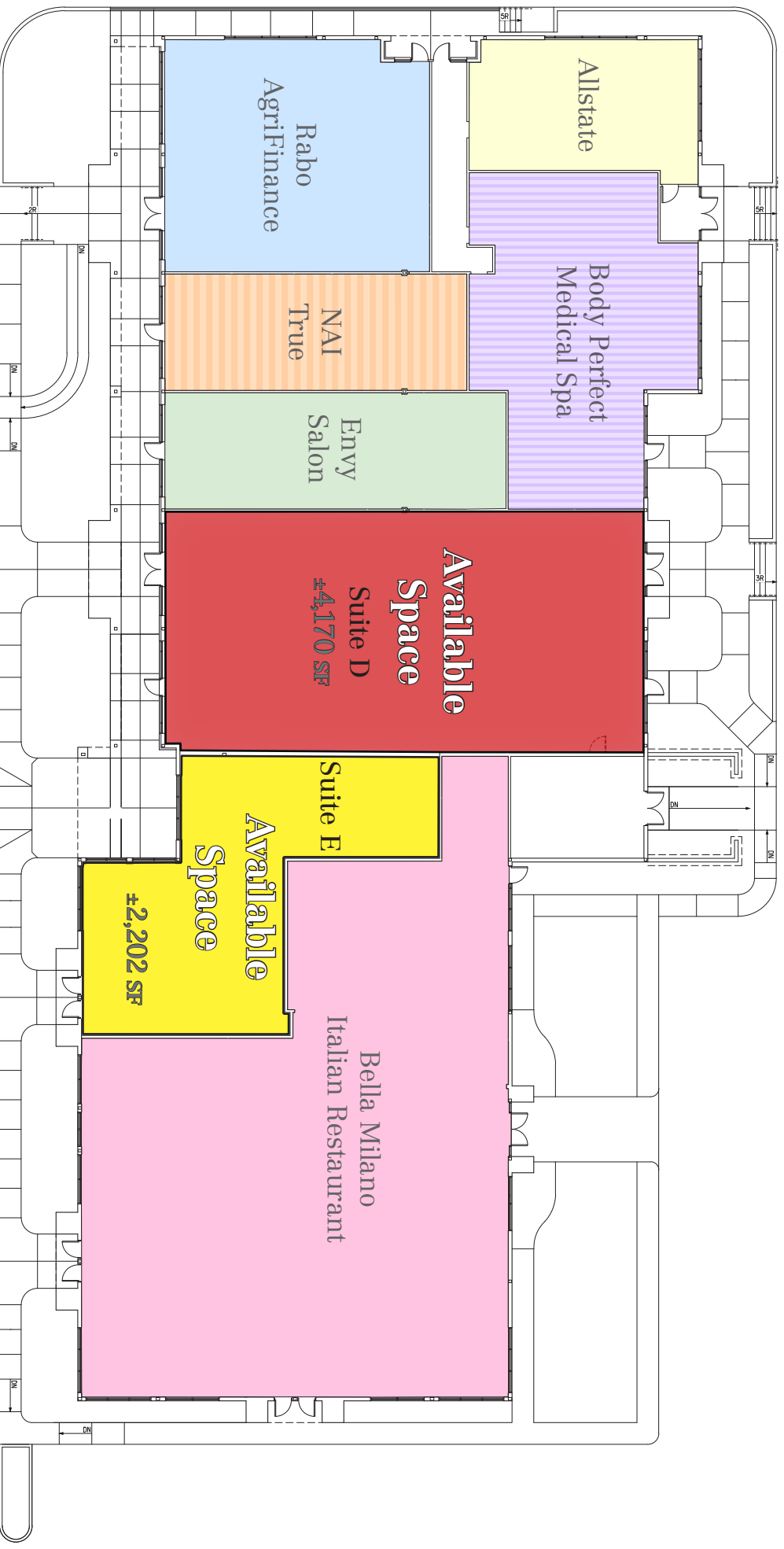
Suite D

Suite E



1 FLOOR PLAN
 45 SCALE 1/4" = 1'-0"





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