

509-511 Capitol Complex

509 W Capitol Ave | Springfield, IL | US | Sangamon County
Available SF: 43,000 | Lease Rate: \$8 | Lease Terms: Triple Net | Sale Price:
\$3,520,000



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor



Building Type:	Office
Available SF:	43,000
Total SF:	43,000
Number of Stories:	3
Ceiling Peak:	9 Ft.
Expandable:	Unknown
Zoning:	Office, Residential
Site Size:	1 Acres
Year Built:	1987
Former Use:	Office
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Brick
Floor Type:	Concrete
Sale Price:	\$3,520,000
Sale Price Note:	3520000
Lease Rate:	\$8
Lease Terms:	Triple Net
Last Updated:	Aug 28, 2024

Realtor/Owner Contact

Todd Smith
Todd P Smith Commercial Real Estate | Charles
Robbins Real Estate Inc.
(217) 441-8000 | todd@tpsmithre.com

Property and Area Description

Beautiful office property in a wonderful location just west of the IL State Capitol Building complex with onsite surface & underground parking. This property has three stories with a total of +/- 43,000 sf of office space, plus surface and lower-level parking. Interior finishes include new carpet, freshly painted dry wall, acoustical tile ceiling, ADA restrooms, two elevators accessing all floors including the lower level, and newly installed fiber data cable and security system. This solid brick, 35-year-old building has two common lobbies, each with two points of access, and is nicely landscaped with ADA accessibility. Currently occupied. Lease ending soon. Co-broker is an owner of the building. Building is also available for sale. Co brokerage with Charles E Robbins Real Estate, Inc. Broker Owned.

Population

	169,274 10 Mile Radius	208,246 20 Mile Radius	269,817 30 Mile Radius
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Source: ESRI®, 2024

Households

	75,200 10 Mile Radius	91,474 20 Mile Radius	116,962 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 97 (.3 mi.)
Nearest Interstate: I-72 & I-55 (6 mi.)
Ingress/Egress Notes: Access off of New Street.
Nearest Airport: abraham lincoln capital airport (9 mi.)
Nearest Commercial Airport: abraham lincoln capital airport (9 mi.)
Distance to Mass Transit: .07
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: CWLP
Natural Gas: Ameren
Water: CWLP
Sewer: Sangamon County Water Reclamation District
Telecommunications: AT&T

Dave Pierson | Economic Development Representative | IL Department of Commerce and Economic Opportunity
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