



Legacy Business Centre

40 Adloff Ln, Springfield, IL 62703

Dan Wallace

Legacy R.E. Professionals
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Legacy Business Centre

\$6.25 /SF/YR

Currently you can lease the entire available area of 6,000 sq feet
Large 1920 sq foot area with 4 private office areas and 1 large room that will fit approx. 8 workstations.
large 1,100 sq foot area with 6 private offices and common breakroom.
We then have a large area with common waiting room servicing 8 private office suites.
large parking lot and available conference room.
located at 40 Adolf Springfield...

- Beautifull Atrium
- large parking lot
- New AC and flooring



Rental Rate:	\$6.25 /SF/YR
Min. Divisible:	120 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	13,134 SF
Year Built:	1981
Cross Streets:	Adlai Stevenson Dr.
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$0.52 /SF/MO

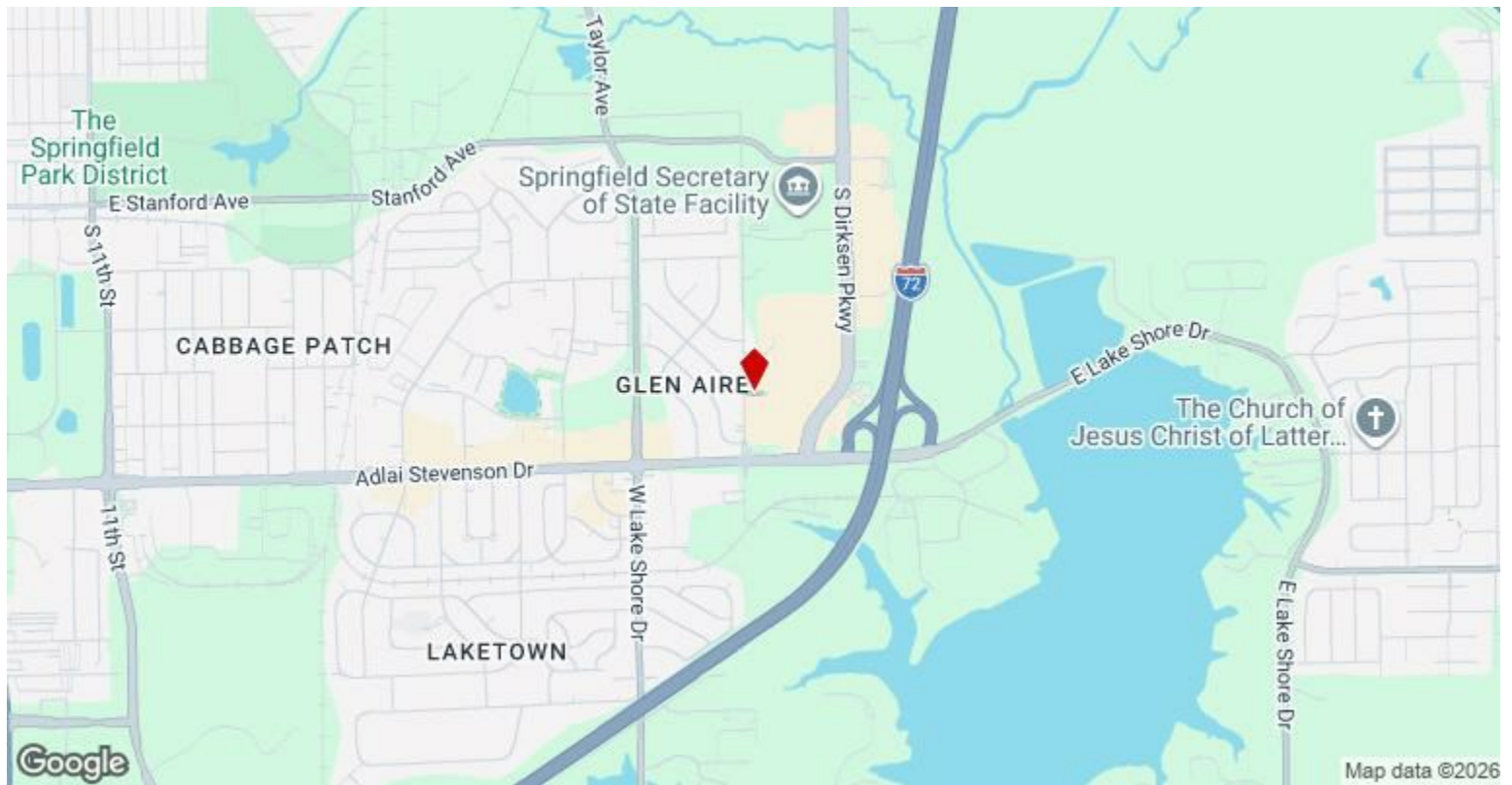
1st Floor

Space Available	120 - 6,000 SF
Rental Rate	\$6.25 /SF/YR
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Prime professional office space available for lease at 40 Adloff Lane, Springfield, Illinois 62703. This well-maintained, multi-tenant office building offers a versatile selection of micro-suites and larger office configurations ideal for small businesses, professionals, startups, satellite offices, and growing companies. Strategically located just off I-55 at the Stevenson Drive (Exit 94) interchange, the property delivers excellent accessibility and visibility. It sits near the Crowne Plaza Conference Central Hotel and is surrounded by restaurants, retailers, and everyday amenities that make it convenient for both tenants and clients. The building features newly remodeled micro-suites and office spaces ranging from compact units starting around 120 sq ft (perfect for solo professionals or satellite offices) to larger multi-room suites up to 6,000+ sq ft. Many suites are configured as 1-, 3-, or 4-room layouts, with select units including kitchenettes, private offices, and reception areas — offering true move-in ready flexibility. 40 Adloff is home to a professional mix of tenants including real estate, construction services, legal professionals, financial advisors, and industry associations. This creates a collaborative, business-friendly environment with strong synergy. Lease terms are flexible with competitive rates. Micro-suites start from approximately \$500/month (pricing and availability vary by size and configuration — contact us for current details and customized quotes). Whether you need a small private office or a larger professional suite, 40 Adloff provides the ideal combination of location, flexibility, value, and professionalism in the Springfield market. For leasing information or to schedule a private tour, call (217) 802-7001, (217) 553-8661 or visit www.40adloff.com. Managed by Legacy Business Group — locally owned and operated. Micro-suites and professional office space from ~120 SF to 6,000+ SF. Prime location near I-55 / Stevenson Drive (Exit 94). Close to Crowne Plaza Hotel, dining, and retail amenities. Newly remodeled, move-in ready suites. Select suites feature kitchenettes and multi-room layouts (1-, 3-, or 4-room options). Flexible lease terms and competitive monthly rates. Professional multi-tenant environment with diverse businesses. Excellent accessibility and strong visibility. Local ownership and responsive on-site management.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Edward Jones	-	
Legacy Construction Gutter and Steel LLC	-	
Legacy Real Estate Professionals LLC	-	
Plasterers & Cement Mansons L - U 18	-	



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Property Photos



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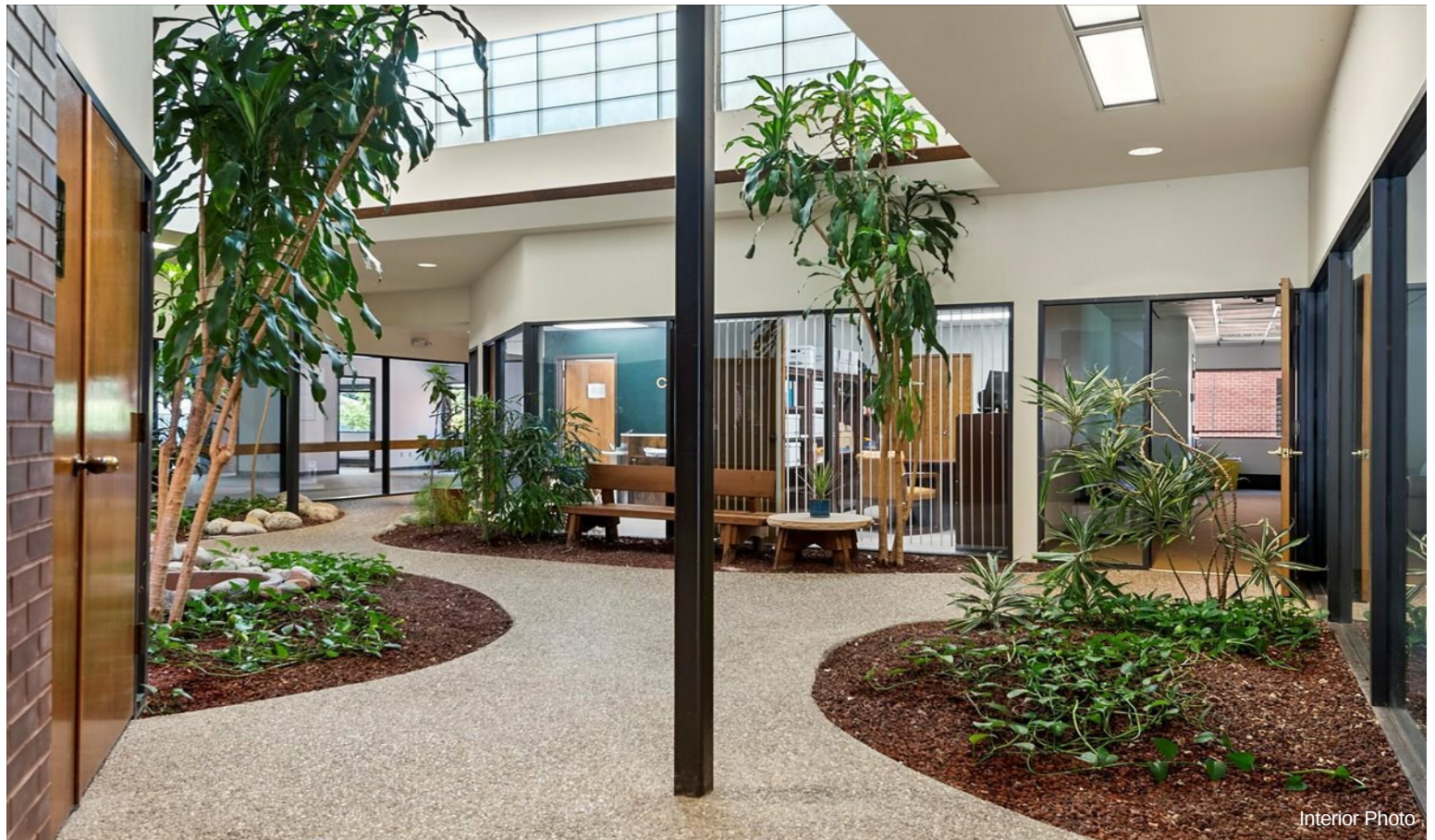
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