

DOWNTOWN OFFICE SPACE—FOR LEASE

The Kerasotes Building

Sixth and Washington - Springfield, Illinois



- Beautiful mixed-use building with terra-cotta exterior and art deco design on a prominent Downtown Springfield corner
- Located between the Old State Capitol Bldg. and Abraham Lincoln Presidential Museum
- 2nd Floor Office Suite available
- 5 public parking ramps within 2 blocks as well as on-street parking
- Excellent view of Old State Capitol Plaza & the Downtown Square
- Available office suite is approximately 750sf
- Shared kitchenette-break room



The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed. NOTICE OF AGENCY: **Todd P Smith Real Estate, Inc.** is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

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managing broker: Todd Smith



PRIME DOWNTOWN RETAIL SPACE—FOR LEASE

The Kerasotes Building



Sixth and Washington
Springfield, Illinois
+/-1,230 sq ft



- Prime downtown street front retail on the highly visible intersection
- North East corner of 6th & Washington
- S-3 Zoning allows for many uses
- 11,900ADT on 6th Street (South of intersection)
- Located between the Old State Capitol Bldg. and Abraham Lincoln Presidential Museum
- 5 public parking ramps within 2 blocks as well as on-street parking
- Excellent view of Old State Capitol Plaza & the Downtown Square

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