DOWNTOWN COMMERCIAL SPACE FOR LEASE
206 S 6th - Springfield, IL

Lease Price: $10.50-$14.16/SF/YR
Total Building: +/- 20,998
Zoning: S-3 (City of Springfield)
Available SQ FT: Up to +/- 5,892

- Downtown Springfield is a vibrant location for your business.
- 1st Floor Retail, Office and Kitchen/Cooler space available, 2nd Floor Office space available
- Easy access off 6th Street sidewalk. Walk to work from many downtown residential options, or park in one of several nearby parking ramps or surface lots.
- Second floor offers beautiful views from full windows overlooking 6th Street.
- Character and charm, includes a double-sided fireplace & built-in bookshelves
- Large, shared conference room available

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Todd P Smith, Designated Managing Broker
**DOWNTOWN COMMERCIAL SPACE FOR LEASE**

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**First Floor Available Space**

<table>
<thead>
<tr>
<th></th>
<th>Square Footage</th>
<th>Rental Rate</th>
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<tbody>
<tr>
<td>Street Front Retail</td>
<td>+/-590 SF</td>
<td>$750/mo Gross</td>
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**Combined:**

| Suite 1, Suite 2 & Single | +/-1488 SF | $12/SF Gross |
| Kitchen/Cooler Space     | +/-695 SF  | $875/mo Gross plus utilities |

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Second Floor Available Space  Square Footage  Rental Rate
NW Corner Suite          +/-1271 SF    $1500/mo Gross
SW Corner Suite          +/-312 SF     $500/mo Gross
Available Second Floor Space +/-5892 SF $10.50/sf Gross
Single Office #1          +/-225 SF     $250/mo Gross

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