

UNIQUE DOWNTOWN OFFICE SPACE FOR LEASE

206 S 6th - Springfield, IL



Lease Price: \$12-\$14.16/SF/YR NNN

Total Building: +/- 20,998

Zoning: S-3 (City of Springfield)

Available SQ FT: +/- 6,312

- Downtown Springfield is a vibrant location for your business.
- 1st & 2nd Floor 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

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.

Contact: Todd P Smith, Managing Broker
Phone: 217.441.8000
Email: todd@tpsmithre.com
Website: www.TPSmithRE.com



TODD P. SMITH
COMMERCIAL REAL ESTATE