

# Office Space For Lease

## The Leland Building Annex

321 1/2 S 6th Street, Springfield, IL



**Suite Lease Rate:** \$9.00/sf/yr Modified Gross

**Single Office Lease Rate:** \$300—\$500/month Gross

**Available Suites:** East Suite +/- 1,380 sf  
West Suite +/- 2,400 sf

**Individual Office Sizes:** +/- 150 sf  
+/- 315 sf

- Character and Charm, just steps down the red brick road to the State Capitol Complex
- Parking spaces nearby are negotiable
- Beautiful woodwork and wide hallways
- Break rooms with sinks
- Available to lease as an office suite or individual office(s)
- Individual offices available on a month-to-month basis
- Second floor office suites with stairway access only

**Contact:** Todd P Smith  
**Phone:** 217.441.8000  
**Email:** Todd@TPSmithRE.com  
**Website:** www.TPSmithRE.com



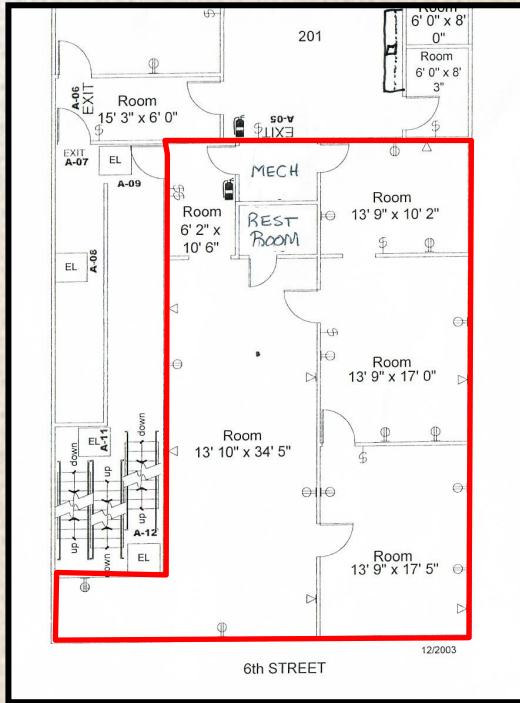
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker



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## Floor Plans



The 1,380 sf East Suite offers a large open area, 2 large private offices and a break room— \$1,035/mo modified gross. Tenant pays utilities and internal janitorial.

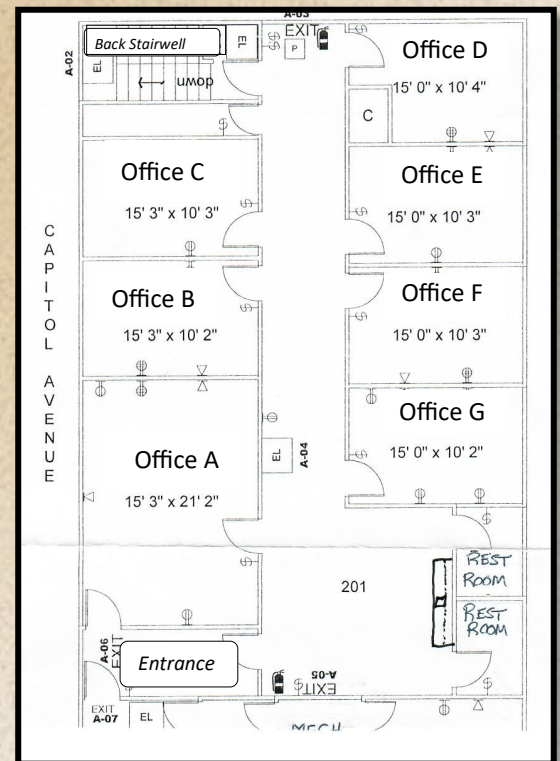
The 2,400 sf West Suite offers 6 private offices, a large conference room, a break area and private rest rooms.

Can be leased as a suite or by individual offices:

Entire Suite \$1,800/mo modified gross

Office A: \$500/mo gross

Offices B-G: \$300/mo gross



Contact:

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