

The Edwards Building

528 S 5th St., Springfield, IL

Office space available for lease



Lease Rate

\$500/ Per Month

\$10.00/SF Gross

Available For Lease

+/- 506 SF - Suite 212

+/- 1,401 SF - Suite 214

Imagine your workplace at the beautiful downtown Edwards Building!

Take advantage of being on a major thoroughfare yet a very walkable location, all with the beautiful newly renovated Governor's Mansion across the street. Be in the heart of the action, yet the beneficiary of ample green space with the Y Block across the street, which hosts many outdoor events, including the Levitt Amp concerts. Centennial Plaza is also a nearby outdoor gathering space, along with easily accessible neighbors such as Obed & Isaac's, Springfield Carriage Co., Wm Vann's Coffee, Loukinens on 4th, INB Bank and more! First and second floor suites are available. The Edwards Building has on-street metered parking in front of the property, and surface rental parking available nearby. Call to schedule your tour today!

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
Phone: 217.441.8000
Email: Todd@TPSmithRE.com
Website: www.TPSmithRE.com



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

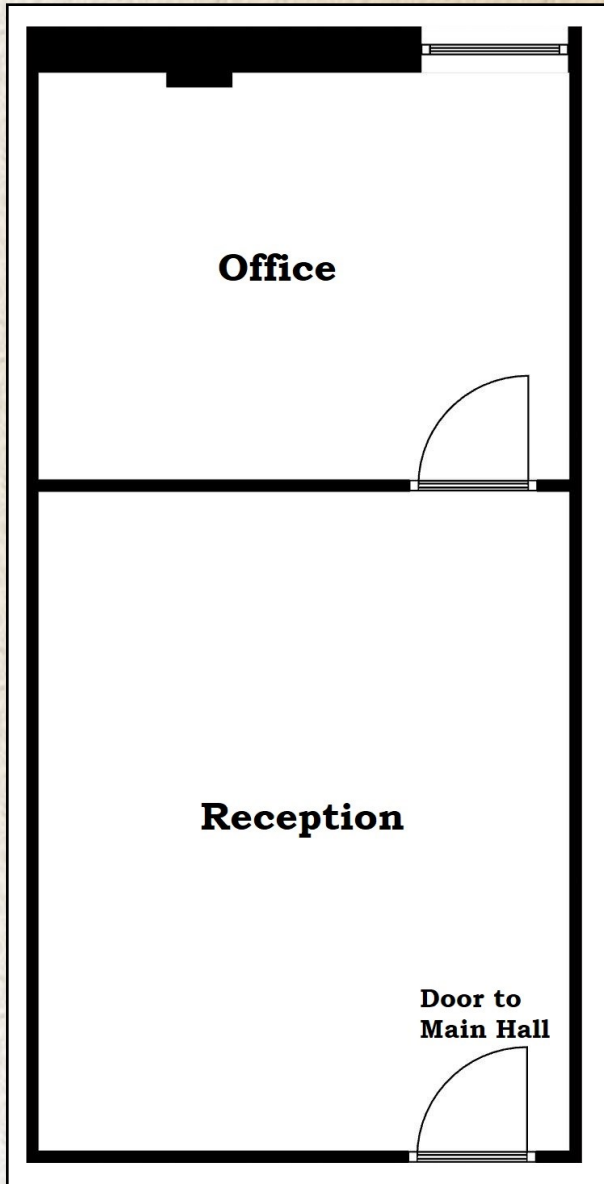
The Edwards Building – Suite 212

Springfield, IL

Suite 212

+/- 506 SF

10' Ceilings, Second Floor



- * Ideal small office with high ceilings and a large window.
- * Entry can be a possible office/reception/ or conference room.
- * Floorplan is not to scale.



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
Phone: 217.441.8000
Email: Todd@TPSmithRE.com
Website: www.TPSmithRE.com



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

The Edwards Building – Suite 214

Springfield, IL

Suite 214

+/- 1,401 SF

10' Ceilings, Second Floor



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
Phone: 217.441.8000
Email: Todd@TPSmithRE.com
Website: www.TPSmithRE.com



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker