



PRIME DOWNTOWN RETAIL SPACE—FOR LEASE

The Kerasotes Building



Sixth & Washington
605 E Washington St
Springfield, Illinois
+/-2,025 sq ft
\$1,500/mo (mod. Gross)



- 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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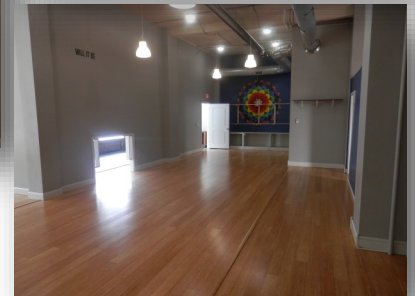
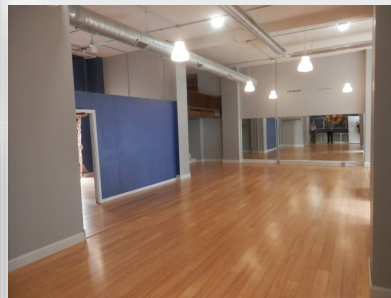


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Charm and character describe this downtown space featuring a blend of old world retail with modern finishes. Asking \$1500/mo gross plus gas utility (metered separately). High ceilings, original retail large wooden display windows, manager's wooden loft overlooking open area, recently replaced heating & air-conditioning and interior lighting. Approx 2025 sf of highly visible street front space in the heart of downtown. Combination of forced air heating in the reception/front area, and radiant heat in the large open room, which was previously used for group exercise. 5 public parking ramps within 2 blocks as well as street parking. Located between the Old State Capitol building and the Presidential Library. It is possible to combine this 2025 sf with the adjacent 1230 sf.



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