OFFICE BUILDING FOR SALE OR LEASE

1610 S 6TH ST. SPRINGFIELD IL



For Sale: $525,000
For Lease: $10.50/SF, Mod Gross

Grab-a-Java (1/2 block South) any time you want when you work at this beautiful, partially remodeled all-brick office building with +/-5,440sf available for lease (+/-3,640sf on main floor and +/-1,800sf in lower level). Main floor has several private offices, a breakroom and a conference room. Lower level has usable finished areas with one unfinished storage room. The building has an ADA ramp and rest rooms. The site has 15 parking places (+1 h/c). This is a wonderful central location on a major thoroughfare and nearby businesses include Hanson Professional Services, Evan-Lloyd Architects, Bailey Family Insurance, McDonald's, Walgreens, Moto Mart Gas/c-store, and Grab-a-Java, along with many others. Monument sign in front yard is visible to 14,600 cars per day.

Features

- +/- 3,640 SF on Main Floor
- +/- 1,800 in Lower Level
- +/- 16 Parking Spaces
- Zoning: R-5B (City of Springfield)
- Partially Remodeled
- ADA Ramp to the side entrance

Buy or Lease This Space

Listing Broker: Todd Smith

217.441.8000

TPSmithRE.com

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TODD P. SMITH
COMMERCIAL REAL ESTATE
Todd P. Smith, Designated Managing Broker

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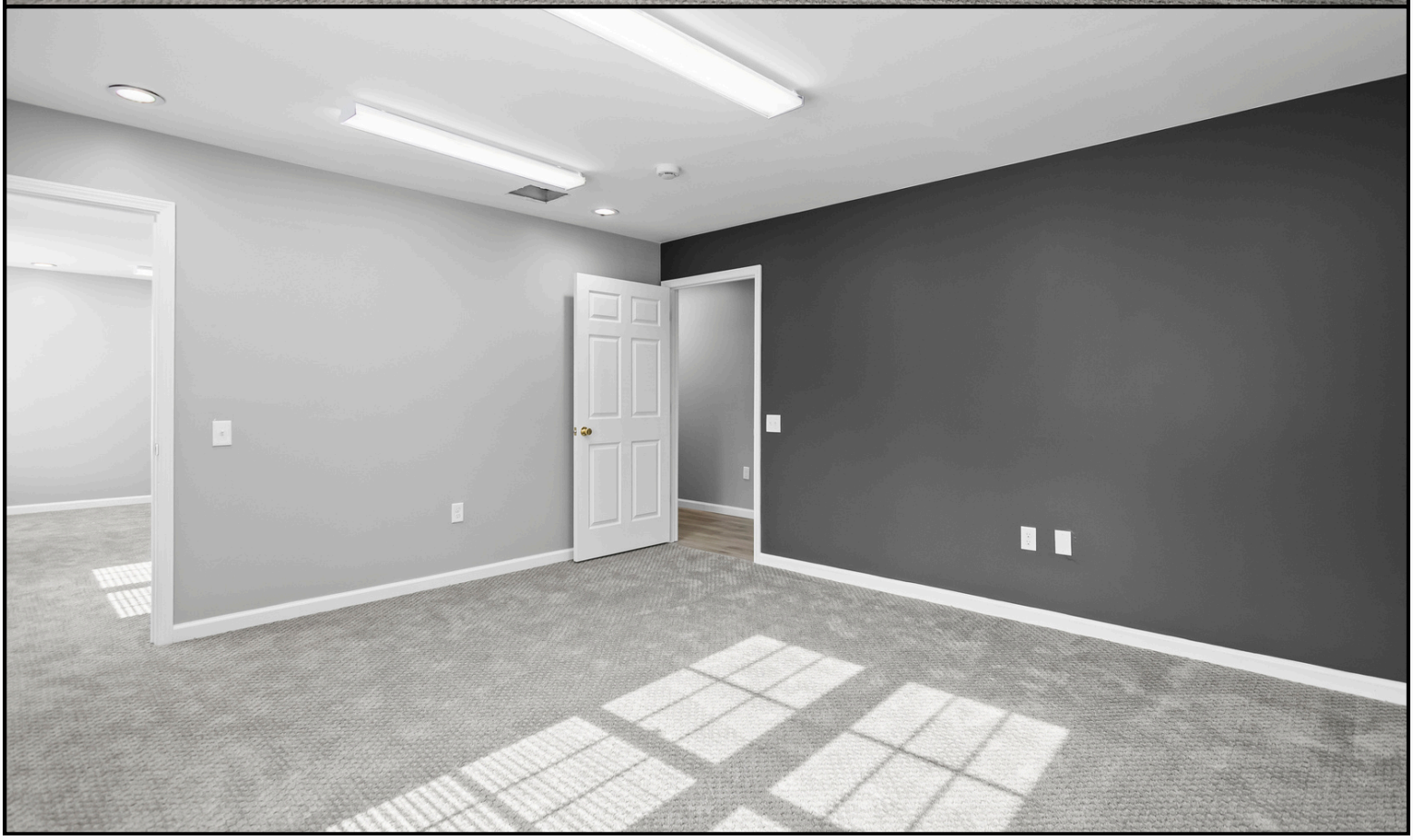




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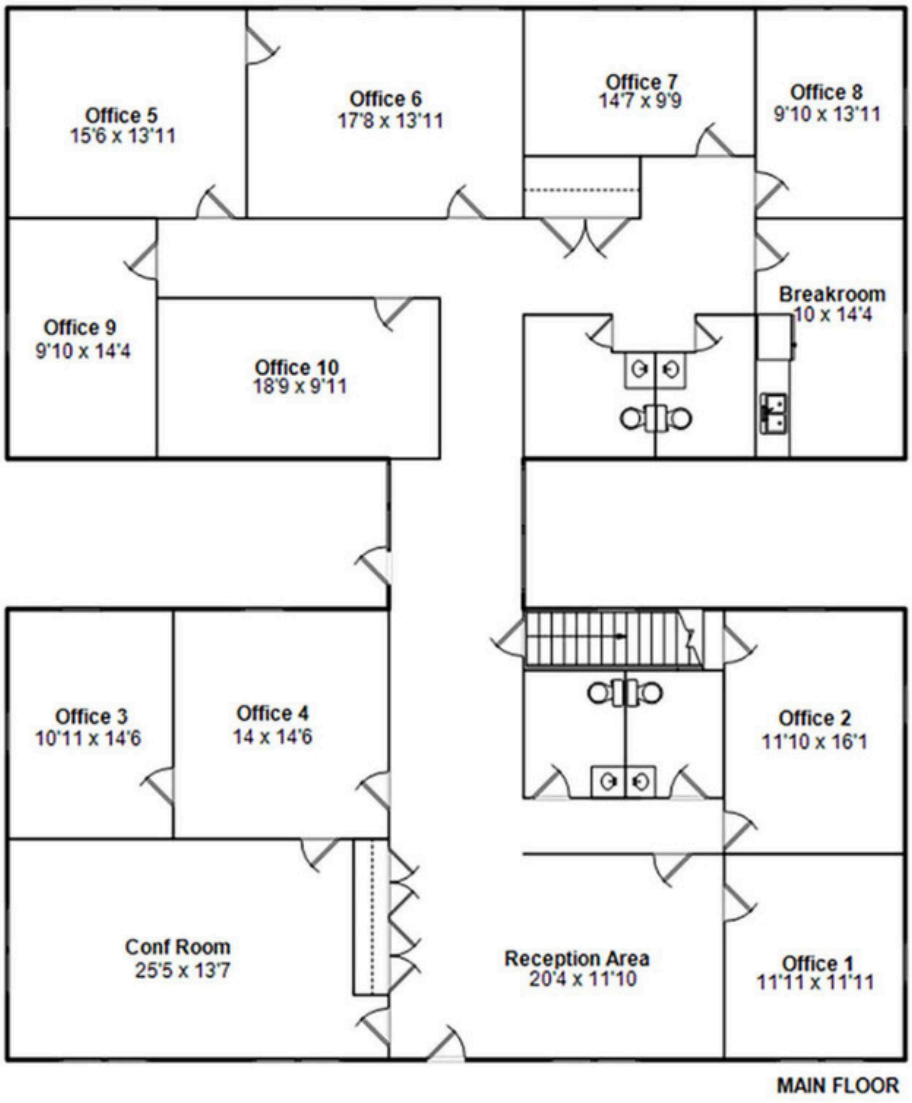
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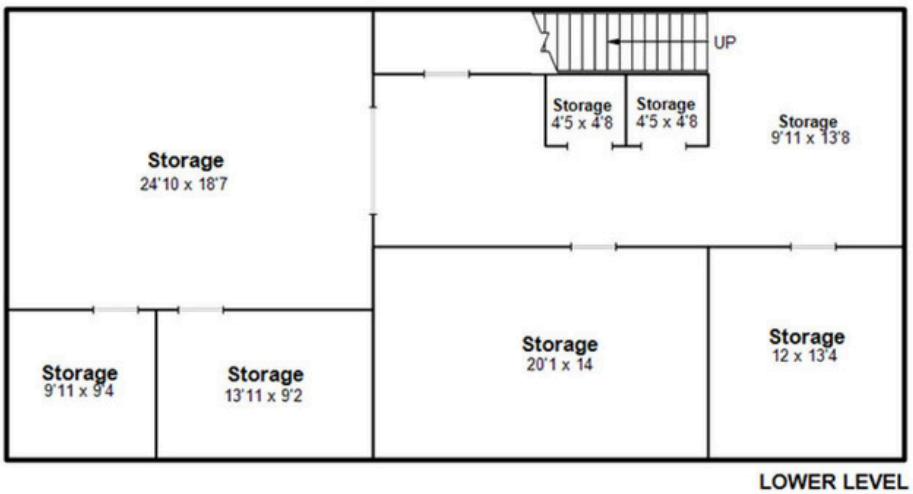


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MAIN FLOOR



LOWER LEVEL