

# PROFESSIONAL OFFICE FOR SALE OR LEASE

1610 S. 6th Street, Springfield, IL



<b>For Sale:</b>	\$525,000	<b>Zoning:</b>	R-5B (City of Springfield)
<b>Lease Rate:</b>	\$10.50/sf - Mod Gross	<b>Available:</b>	Main Floor +/- 3,640 SF   Lower Level +/- 1,800 SF
<b>Parking:</b>	+/- 16 spaces on site	<b>Traffic:</b>	14,600 ADT

## Well maintained professional office building in central location.

Grab-a-Java (1/2 block South) any time you want when you work at this beautiful, well maintained 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.

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.

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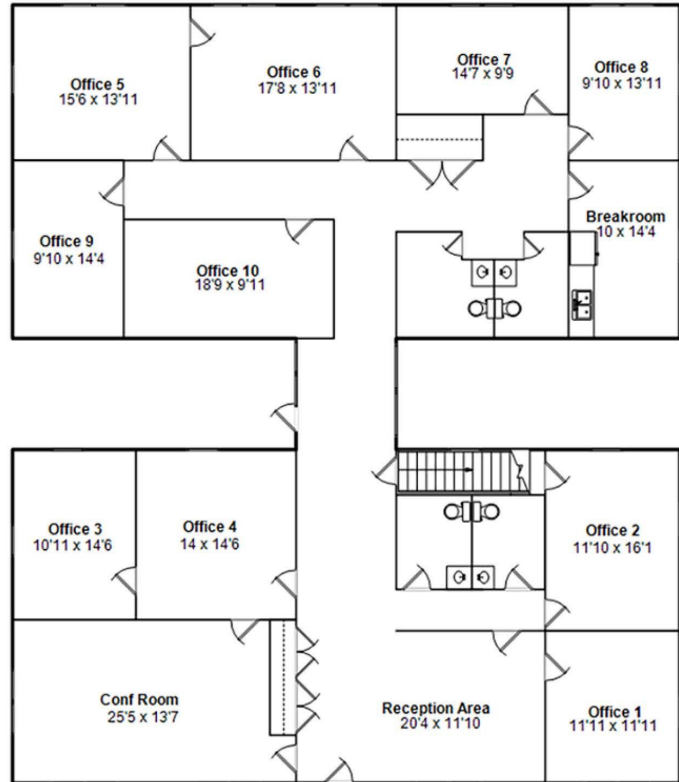


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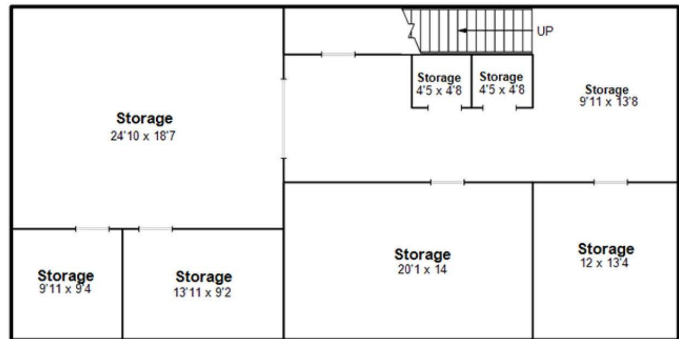
Todd P Smith, Designated Managing Broker

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MAIN FLOOR



LOWER LEVEL

\*Floor Plans are NOT to scale.

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