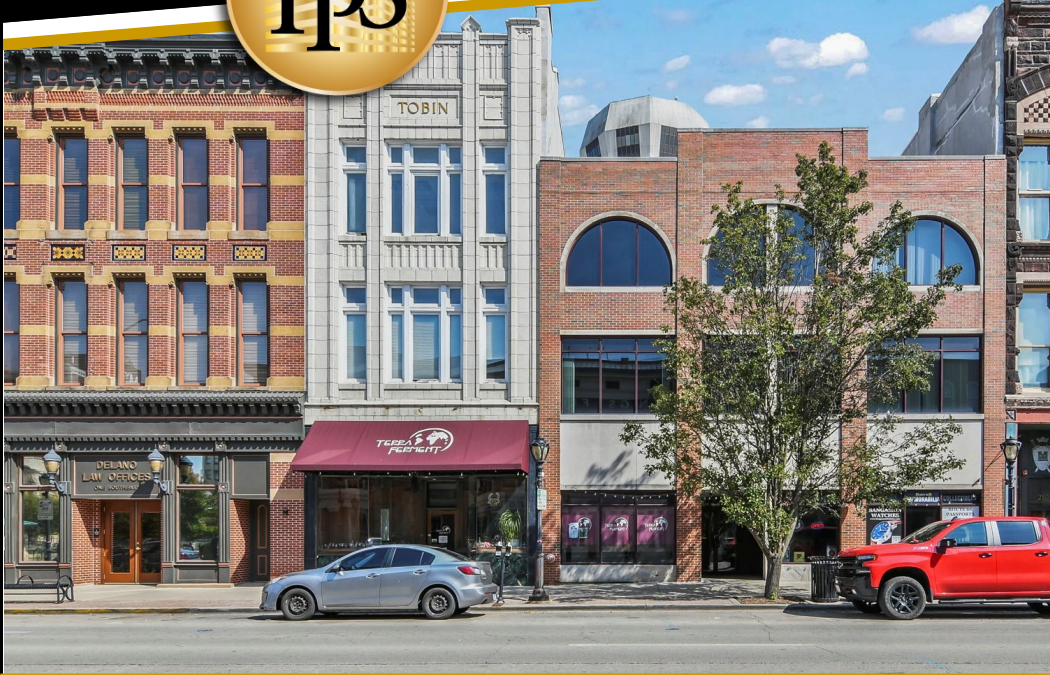


# DOWNTOWN COMMERCIAL SPACE FOR LEASE

## 206 S 6th - Springfield, IL



<b>Lease Price:</b>	Varies by Suite, Gross Lease	<b>Total Building:</b>	+/- 20,998
<b>Zoning:</b>	S-3 (City of Springfield)	<b>Lease Type:</b>	Gross (Includes utilities & internet)

- Downtown Springfield is a vibrant location for your business.
- 4,100 square feet of restaurant/bar space available (first floor & lower level)
- 1st & 2nd Floor interior office suites - Gross leases with utilities and internet included
- Easy access off 6th Street sidewalk. Walk to work from many downtown residential options, or park in one of several nearby parking ramps or surface lots.
- Large, beautiful conference rooms are available for tenants to reserve: Lincoln Conference Room & 2nd floor Conference Room\*.  
\*Landlord may require a cleaning fee
- Character and charm, exposed brick, Elevator or stairway access.

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



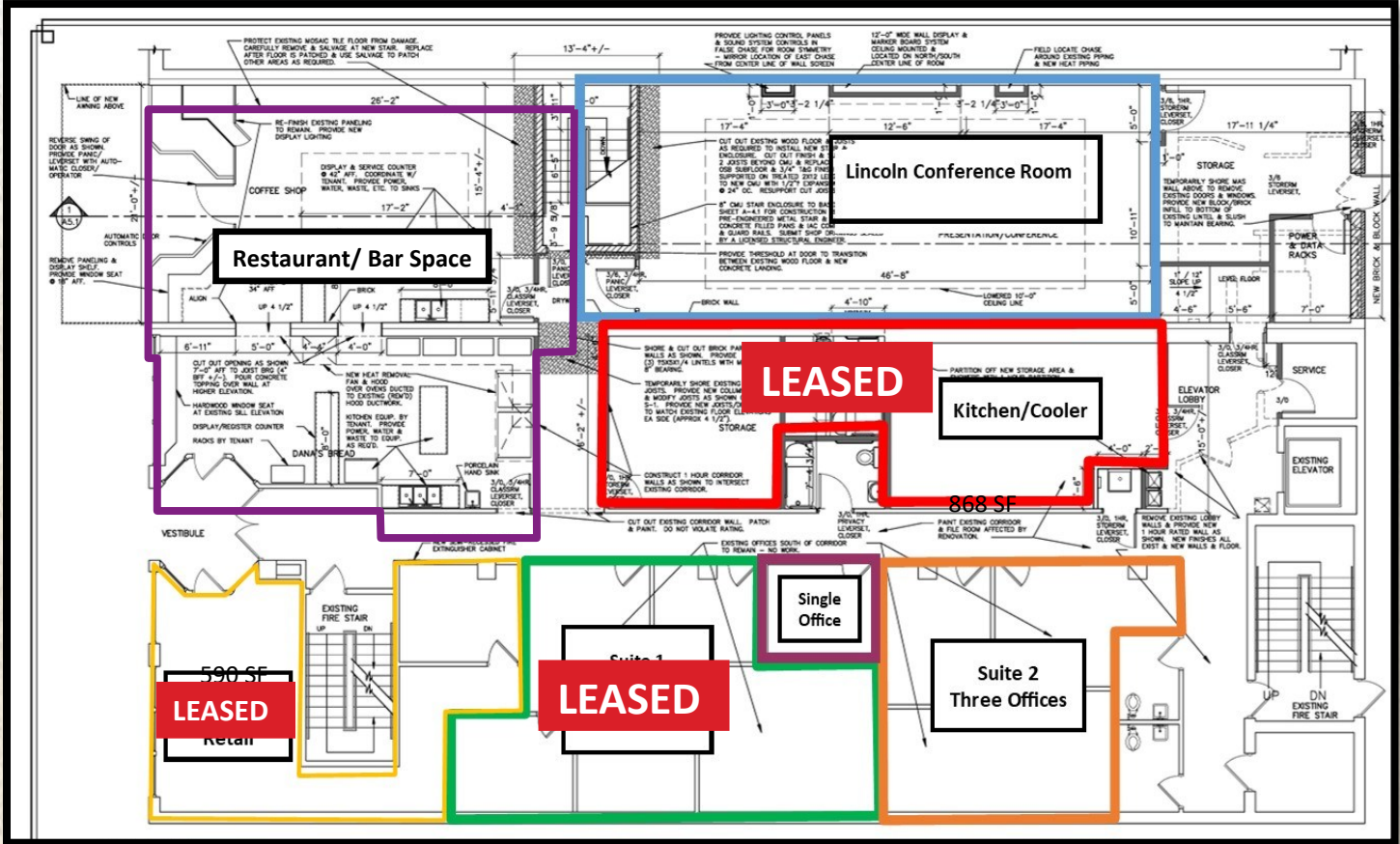
**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

# DOWNTOWN COMMERCIAL SPACE FOR LEASE

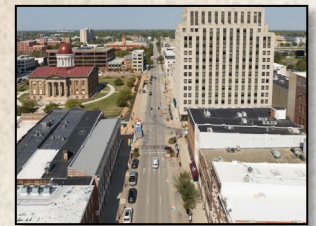
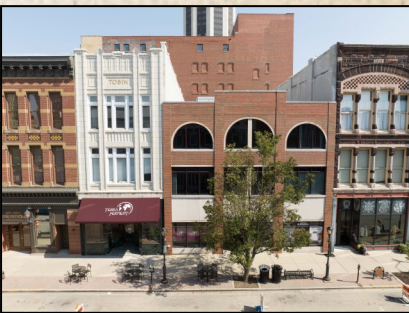
## 206 S 6th - Springfield, IL

### First Floor



\* floorplan not to scale

First Floor Available Space	Leasable SF	Rental Rate
Suite 2	+/- 605 SF	\$580/mo Gross
Restaurant/ Bar space	+/- 4,104 SF	\$3,000/mo Gross
Single Office	+/- 80 SF	\$250/mo Gross



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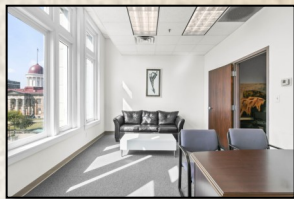
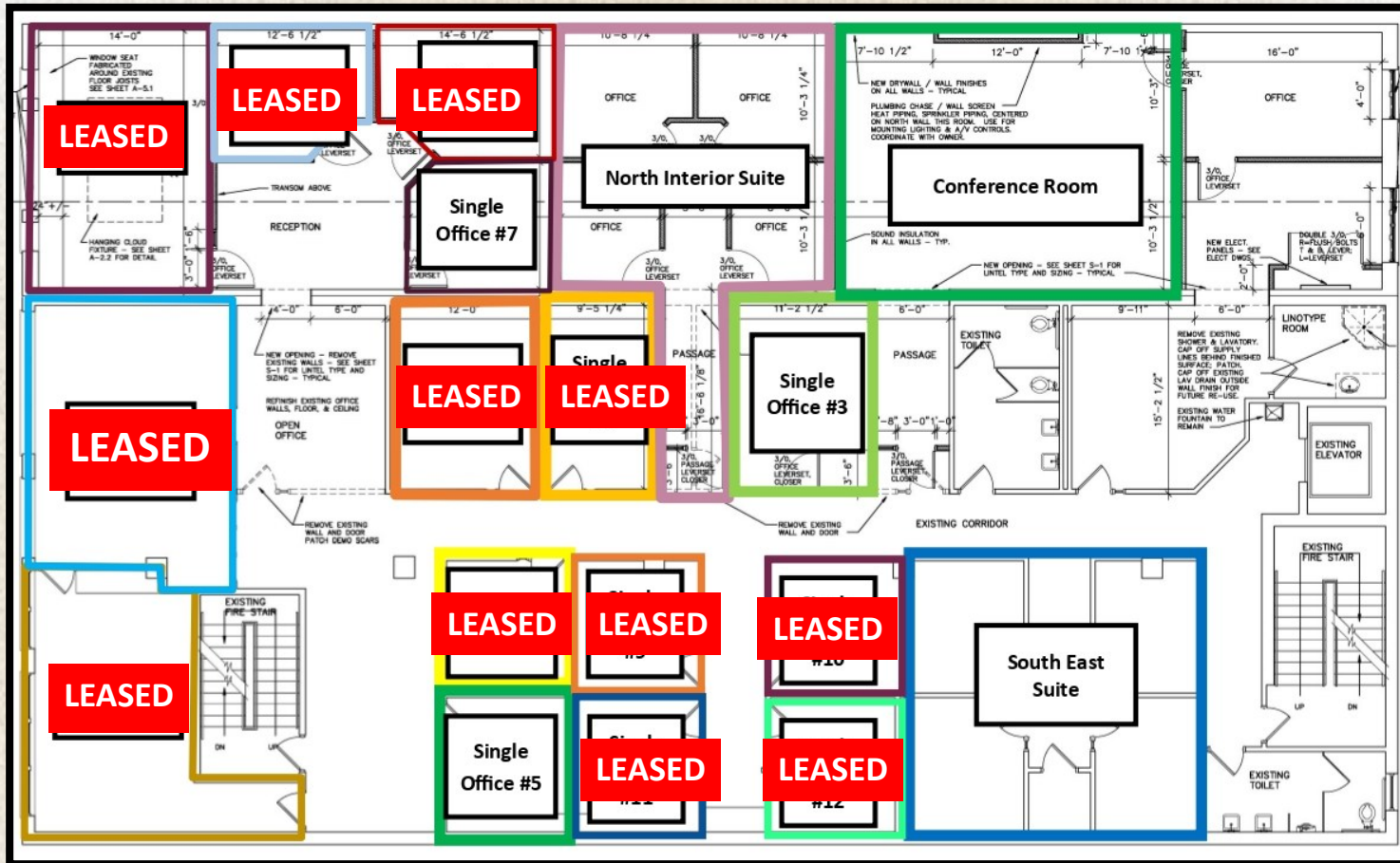
Todd P Smith, Designated Managing Broker

# DOWNTOWN COMMERCIAL SPACE FOR LEASE

## 206 S 6th - Springfield, IL

### Second Floor

\* floorplan not to scale



#### Second Floor Available Space

#### Rental Rate

Single Offices (#3, #5, #7)	\$250/mo. Gross
North Interior Suite	\$750/mo. Gross
South East Suite	\$700/mo. Gross

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