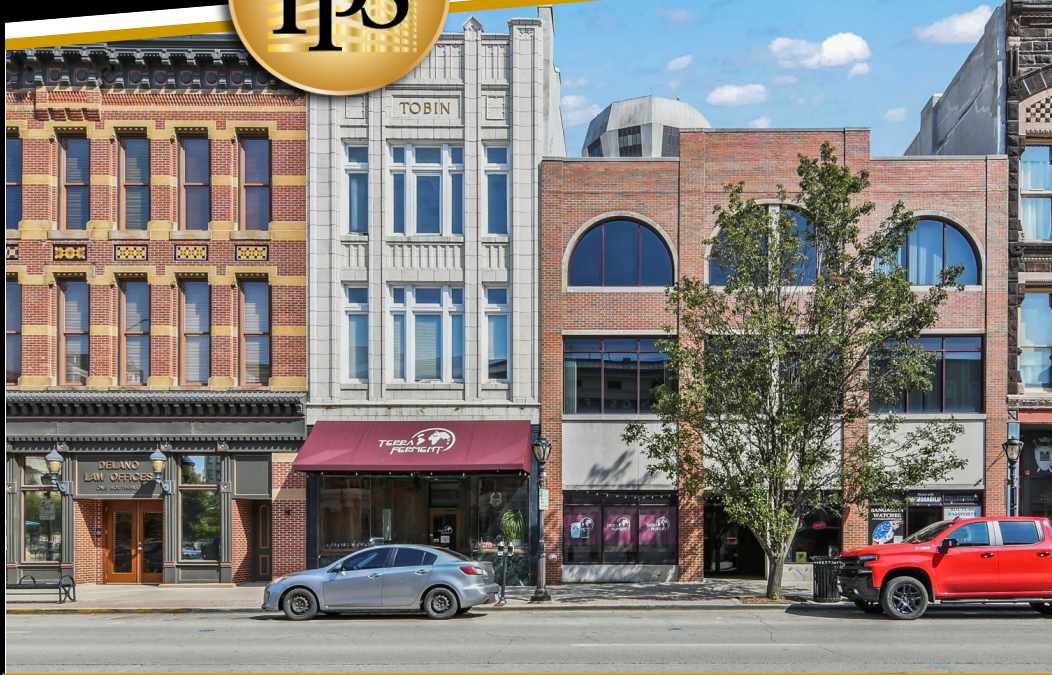


DOWNTOWN COMMERCIAL SPACE FOR LEASE

206 S 6th - Springfield, IL



Lease Price:	Varies by Suite, Gross Lease	Total Building:	+/- 20,998
Zoning:	S-3 (City of Springfield)	Available Leasable SF:	First Floor +/- 605 Second Floor +/- 3,073

- Downtown Springfield is a vibrant location for your business.
- 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.

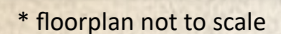
Contact: Todd P Smith
Phone: 217.441.8000
Email: todd@tpsmithre.com
Website: www.TPSmithRE.com



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

First Floor



\$580/mo Gross



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Todd P Smith

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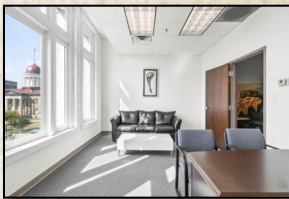
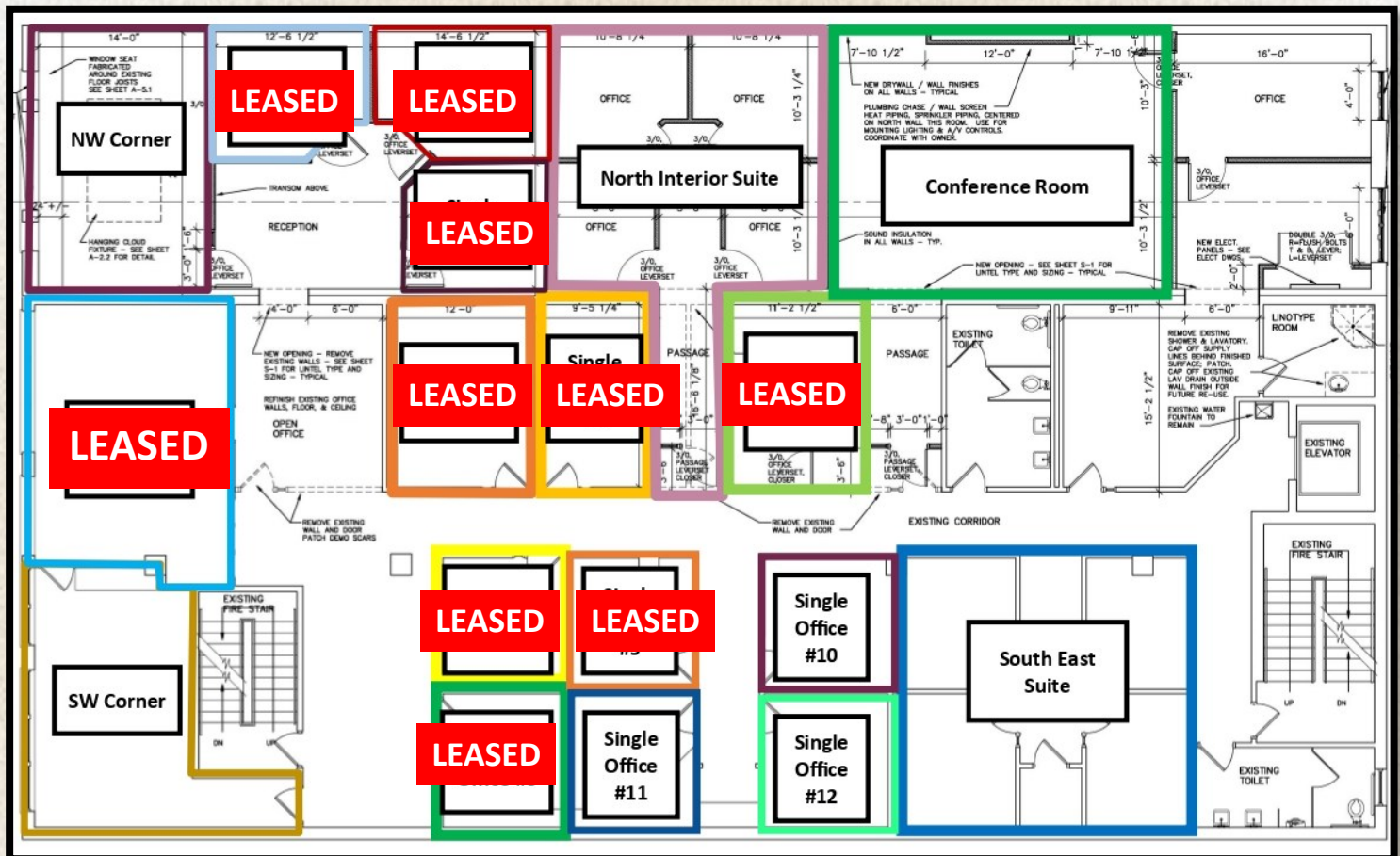
Todd P Smith, Designated Managing Broker

DOWNTOWN COMMERCIAL SPACE FOR LEASE

206 S 6th - Springfield, IL

Second Floor

* floorplan not to scale



Second Floor Available Space

Rental Rate

Single Offices (#10, #11, #12)	\$250/mo. Gross
North Interior Suite	\$750/mo. Gross
South East Suite	\$700/mo. Gross
Northwest Corner	\$750/mo. Gross
Southwest Corner Suite	\$750/mo. Gross

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