

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)	Lease Type:	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
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Email: todd@tpsmithre.com
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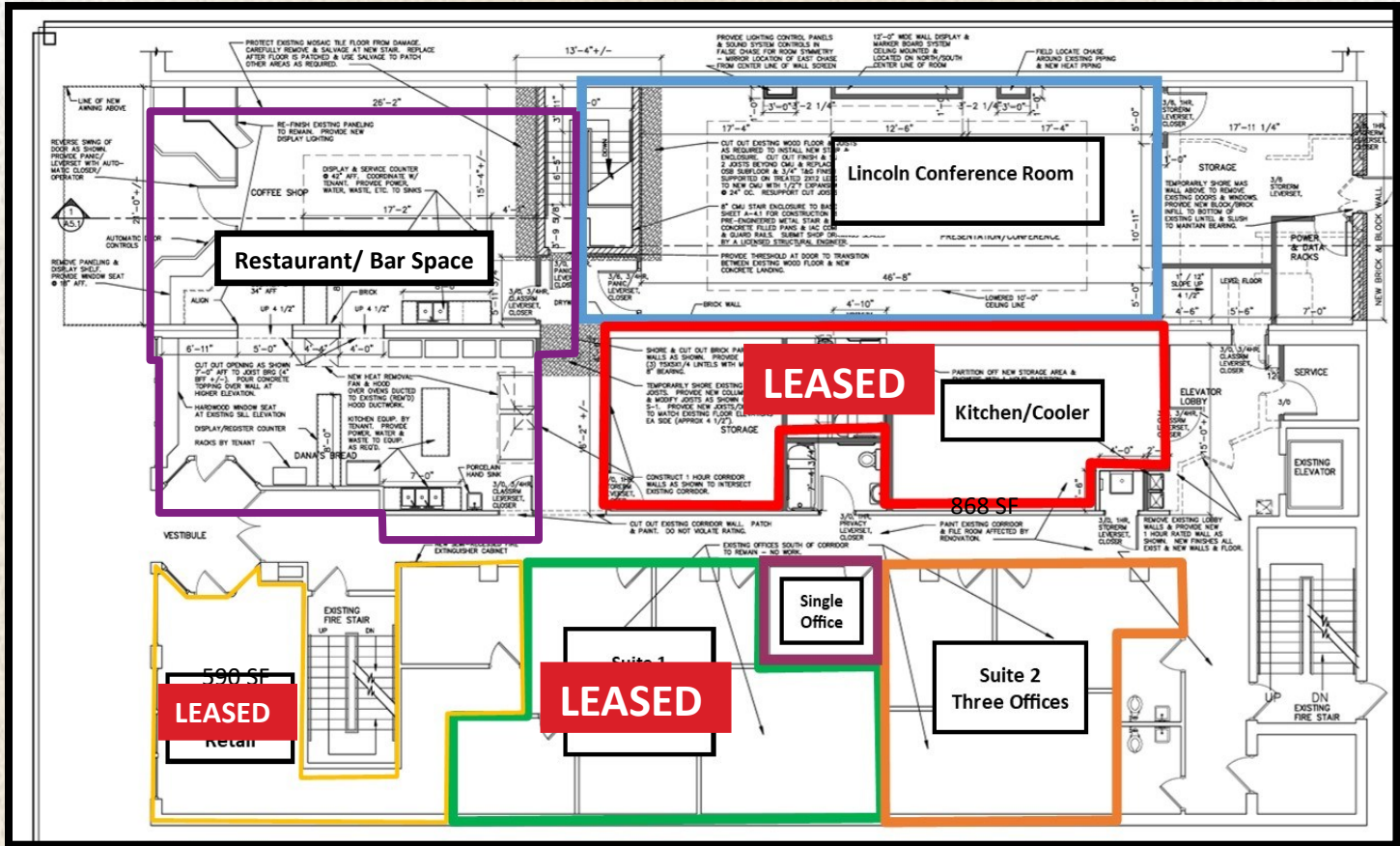
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COMMERCIAL REAL ESTATE

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

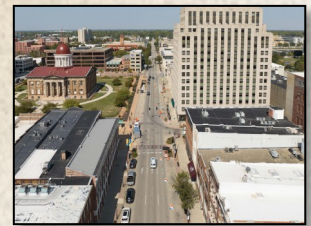
Suite 2
Restaurant/ Bar space
Single Office

Leasable SF

+/- 605 SF
+/- 4,104 SF
+/- 80 SF

Rental Rate

\$580/mo Gross
\$3,000/mo Gross
\$250/mo Gross



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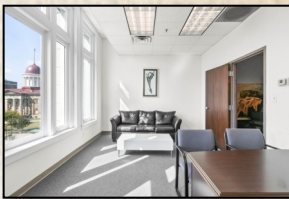
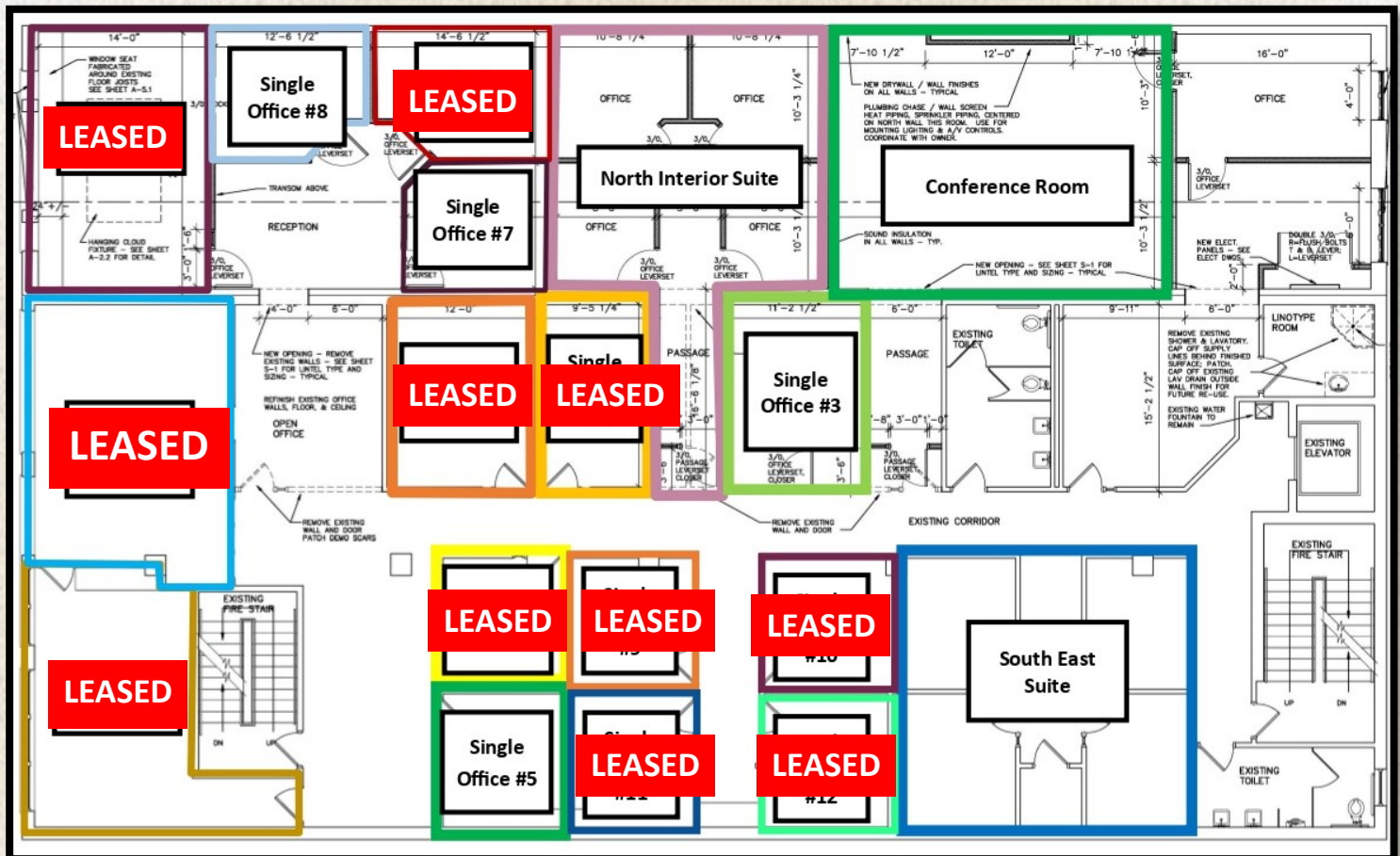
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DOWNTOWN COMMERCIAL SPACE FOR LEASE

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Second Floor

* floorplan not to scale



Second Floor Available Space

Single Offices (#3, #5, #7, #8)

North Interior Suite

South East Suite

Rental Rate

\$250/mo. Gross

\$750/mo. Gross

\$700/mo. Gross

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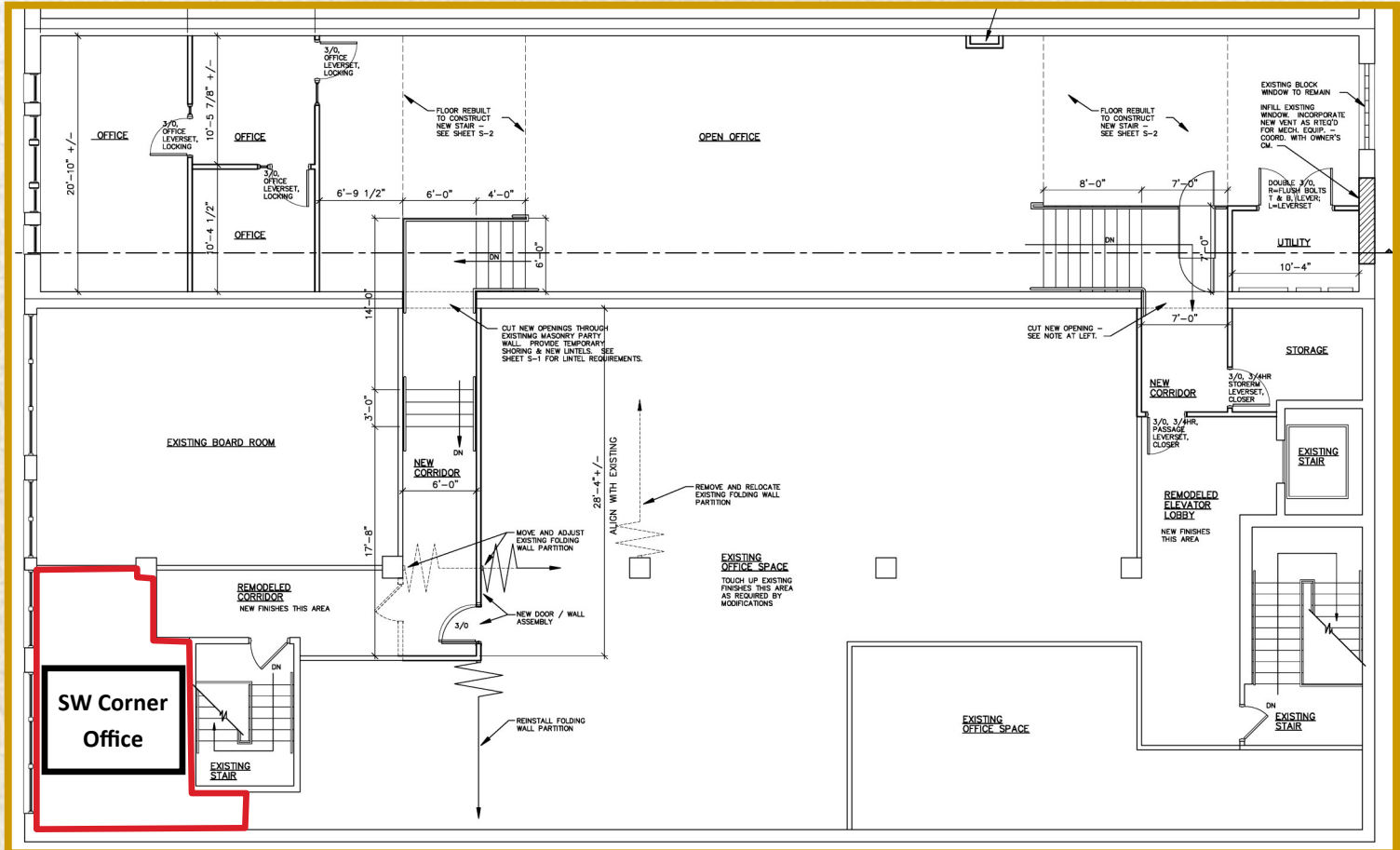
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Third Floor



Third Floor Available Space

South West Corner Office

Rental Rate

\$500/mo. Gross



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