



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## Lower-Level Office Suite in Small Office Park with Highway Visibility

**FOR LEASE**



### 5221 S. 6<sup>th</sup> Street Frontage Rd E

Springfield, IL 62703

**660 SF**

**OFFICE**

#### LEASE PRICE

Suite 31: \$725/mo

#### LEASE TYPE

Gross

#### AVAILABLE SPACE

Suite 31: 660 SF

#### PARKING

52 Spaces

#### TAX PIN

22-27.0-100-027

#### ZONING

R-5c

#### PROPERTY DESCRIPTION

Lower-level office suite available in this professional building in a small park-like setting with visibility from Interstate 55. Tenant could utilize the outdoor signage for their business. The property owner updated the paint, flooring, and trim in 2022. There is a shared break room and restrooms. The lease rate includes utilities.

Suite 31: 660 SF space consisting of an open work area and one private office.

#### AREA DESCRIPTION

Neighboring users include Boy Scouts of America, American Council of Engineering, and HDR Engineering among others. Nearby sites include Baymont Inn & Suites, Cracker Barrel, McDonald's, the Hope Pavilion Medical Center, and Community Bankers Association.



**BLAKE PRYOR**

217.725.9518

[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)

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## Lower-Level Office Suites in Small Office Park with Highway Visibility

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### SUITE 31



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### SHARED BREAK ROOM



**BLAKE PRYOR**  
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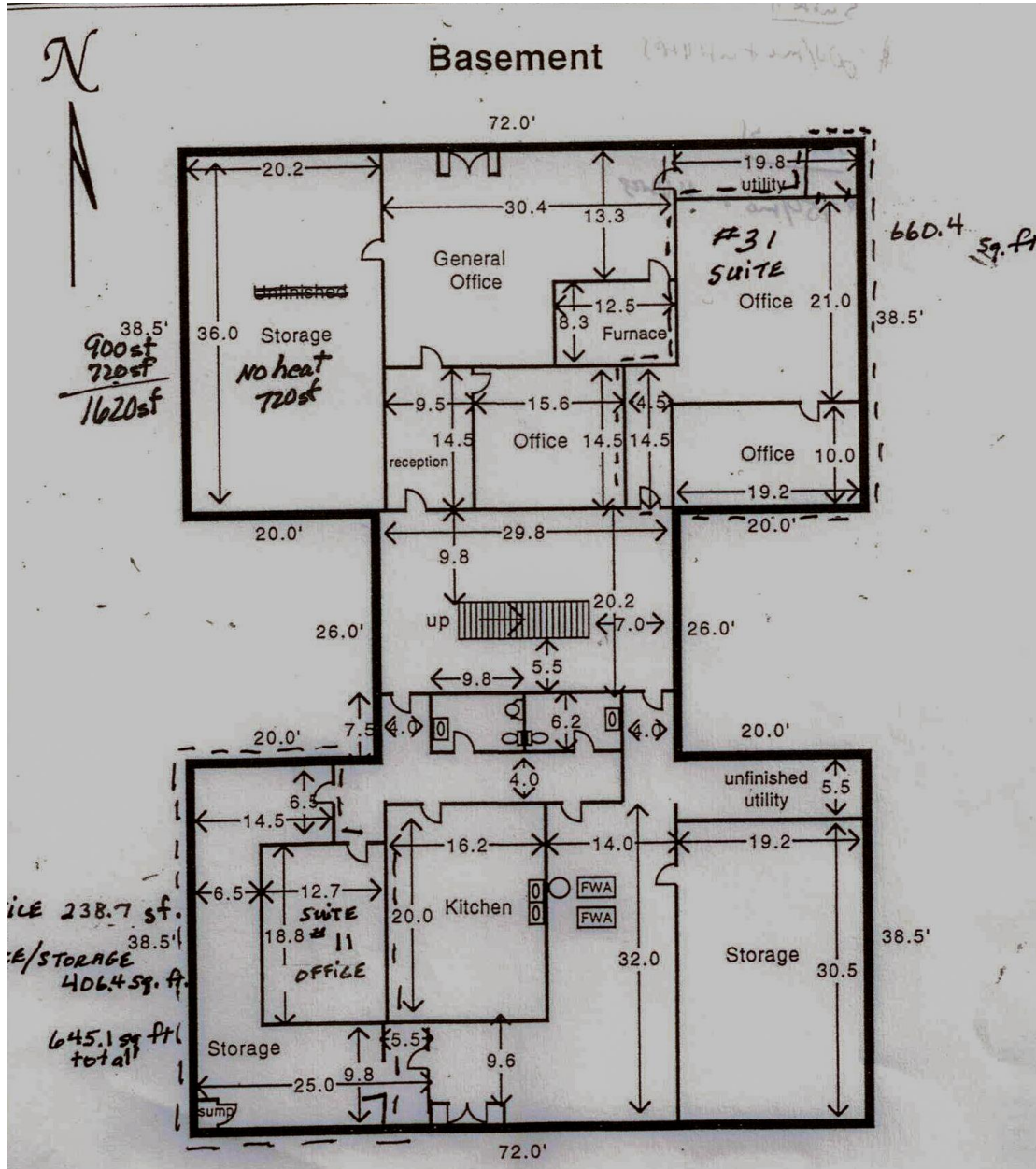


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**BASEMENT PLAN**



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