



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

FOR LEASE



5221 S. 6th Street Frontage Rd E

Springfield, IL 62703

650 SF

OFFICE

LEASE PRICE

Suite 11: \$675/mo

LEASE TYPE

Gross

AVAILABLE SPACE

Suite 11: 650 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 11: 650 SF space with one private office and additional office/storage space

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, CCIM
217.725.9518
bpryor@cbcdr.com
cbcdr.com





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SUITE 11



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SHARED BREAK ROOM



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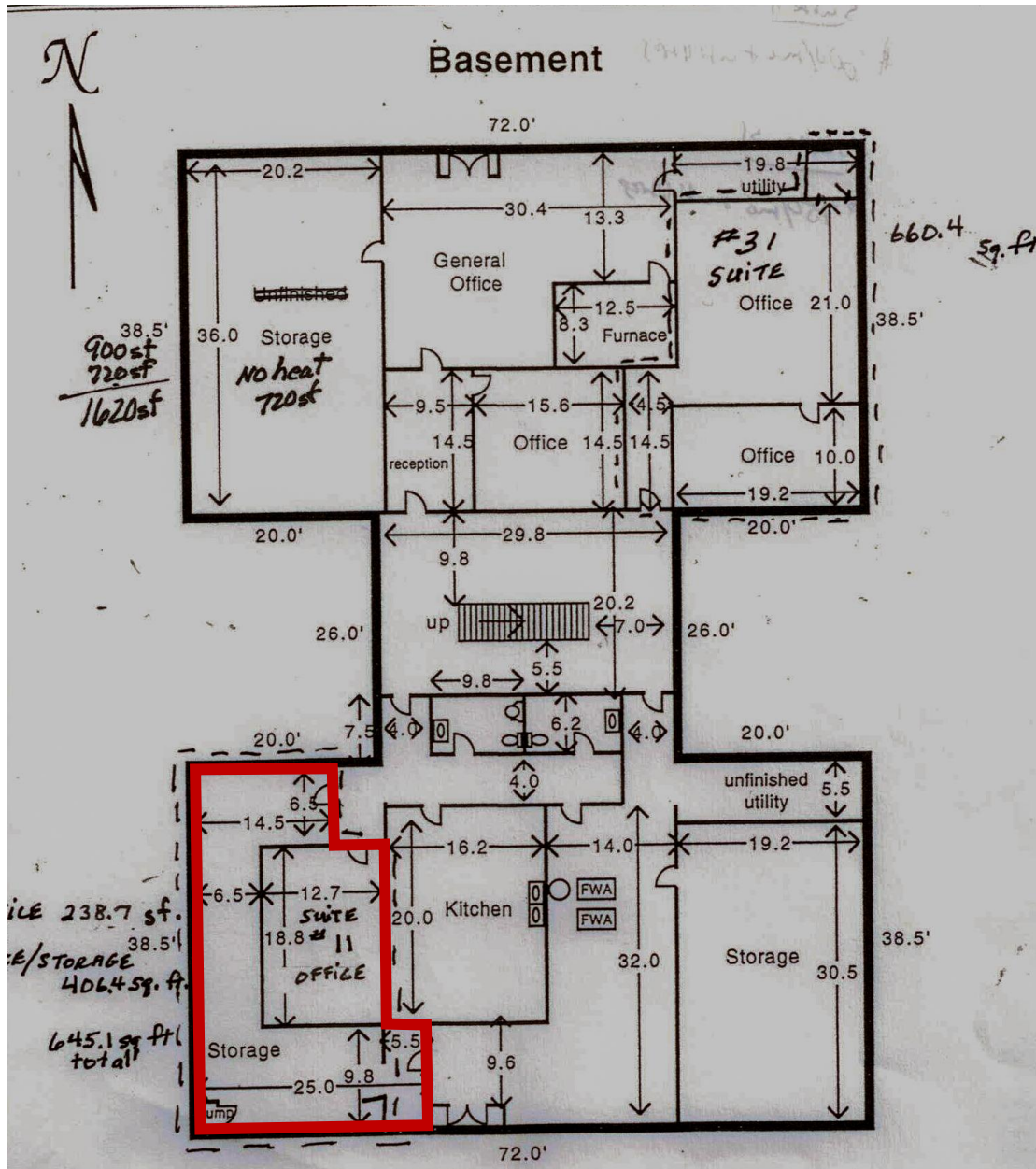


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BASEMENT PLAN



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