



**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: \$750/mo

#### LEASE TYPE

Modified Gross

#### AVAILABLE SPACE

Suite 31: 660 SF

#### PARKING

52 Spaces

#### TAX PIN

22-27.0-100-027

#### ZONING

R-5c

#### PROPERTY DESCRIPTION

Two lower-level office suites available in this professional building in a small park-like setting with visibility from Interstate 55. Tenant could utilize the out door signage for their business. The property owner recently updated the paint, flooring, and trim in both spaces. There is a shared break room and restrooms. Tenants are responsible for a pro-rata share of gas and electricity.

Suite 31: 660 SF space with 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**

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### SUITE 31



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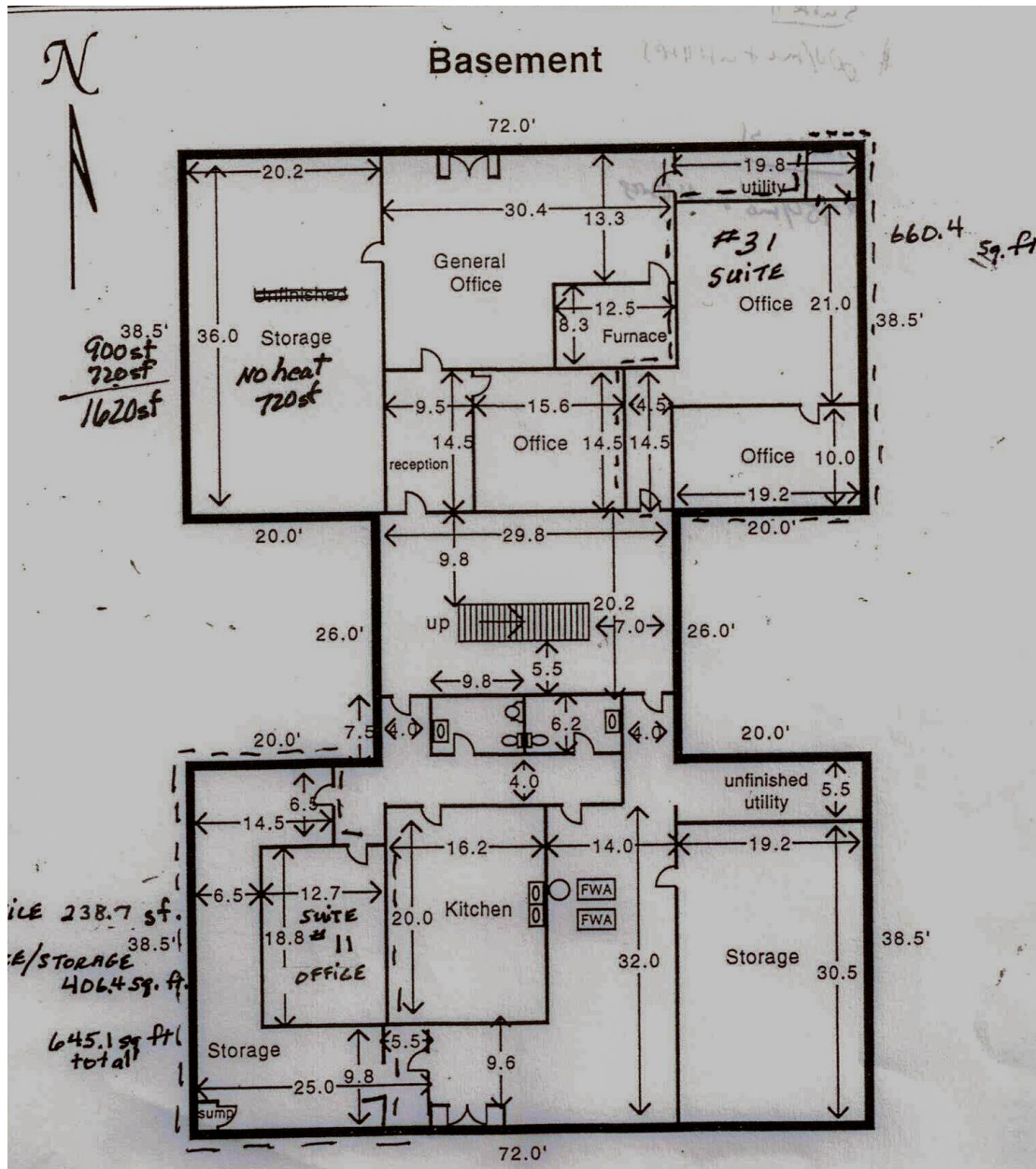


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### BASEMENT PLAN



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