

LINCOLN BUILDING



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

217 E. Monroe St
Springfield, IL 62701

Lincoln Building For Lease

AVAILABLE

- Suite 102: 1,840 SF
- Suite 204: 1,630 SF
- Suite 200: 1,200 SF
- Suite 96: 332 SF
- 221 S. 3rd: 2,280 SF
- 223 S. 3rd: 2,586 SF

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Currently, there are 6 available office suites on the first and second floor. **Suite 102 (1,840 SF)** is a first-floor office space with a private entrance. It features a small reception area, 2 executive offices or conference rooms, 1 private office, a kitchenette with a dishwasher, and a full bathroom. **Suite 204 (1,630 SF)** is a second-floor move-in ready office space that was recently remodeled with a beautiful view of the Old State Capitol. It has fresh paint, updated flooring and doors, and new cabinets/countertop. It features 4 private offices, a conference room or executive office, a break room, a small reception area, a full bathroom, and a half bathroom. **Suite 200 (1,200 SF)** is a second-floor office suite that features a reception and break area, and 3 private offices that connect to a full bathroom. **Suite 96 (332 SF)** is a 2-room fully furnished office suite on the main level. **221 S. 3rd St (2,280 SF)** is a main-level office suite with its own private entrance along S. 3rd St. It has a large, open work area, 3 private offices, and a private bathroom. **223 S. 3rd St (2,586 SF)** is a main-level office suite with its own private entrance along S. 3rd St. It has a reception area, 8 private offices, a conference room, and a kitchenette. It is adjacent to 221 S. 3rd St and the Landlord could **assemble it for a total of 4,866 SF**. The Landlord would consider updating and remodeling the available office suites for qualified tenants.

The Lincoln Building is a 2-story multi-tenant office property located in the heart of Downtown Springfield. Downtown's primary employers include State and City Government (19,210 employees combined), a large medical community including two hospitals and a clinic (12,121 employees combined). Also, the site is within minutes of several historic landmarks in Downtown Springfield (Governor's Mansion, Old & New State Capitol, Abraham Lincoln Presidential Library & Museum, Lincoln Nat'l Historic Site). Finally, the population is over 12,000 with over 5,500 households within a 1-mile radius and nearly 80,000 with approx. 35,000 households within a 3-mile radius of the site.

PROPERTY INFORMATION

ADDRESS

217 E. Monroe St, Springfield, IL 62701

AVAILABLE SPACE

332 – 2,586 SF

LEASE RATE

Suite 102 – \$12 / SF /Gross
Suite 204 – \$12 / SF /Gross
Suite 200 – \$10 / SF /Gross
Suite 96 – \$16 / SF /Gross
221 S. 3rd – \$10 / SF /Gross
223 S. 3rd – \$10 / SF /Gross

ZONING

S-3, Central Shopping District



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EXTERIOR



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SUITE 102 – 1,700 SF

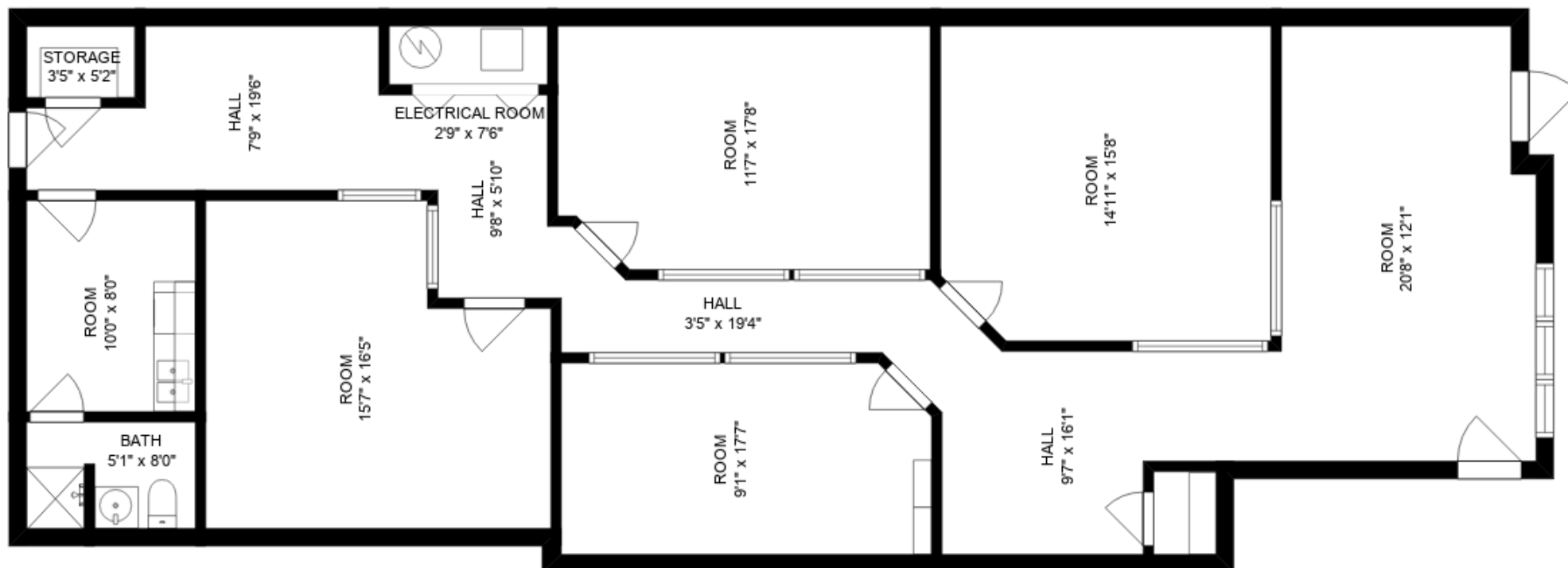


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SUITE 102 FLOOR PLAN



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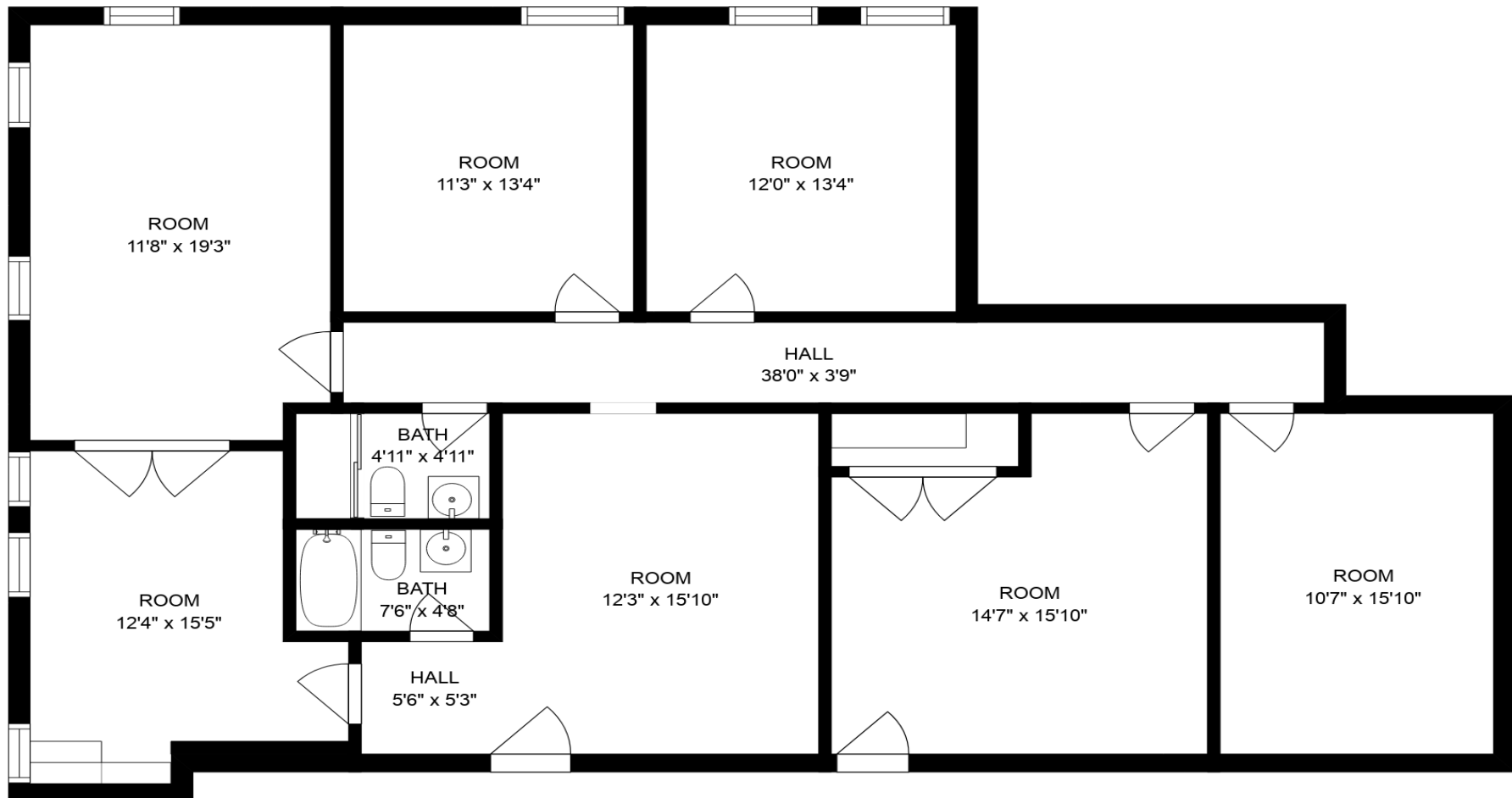


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SUITE 204 – 1,630 SF



SUITE 204 FLOOR PLAN



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SUITE 200 – 1,200 SF

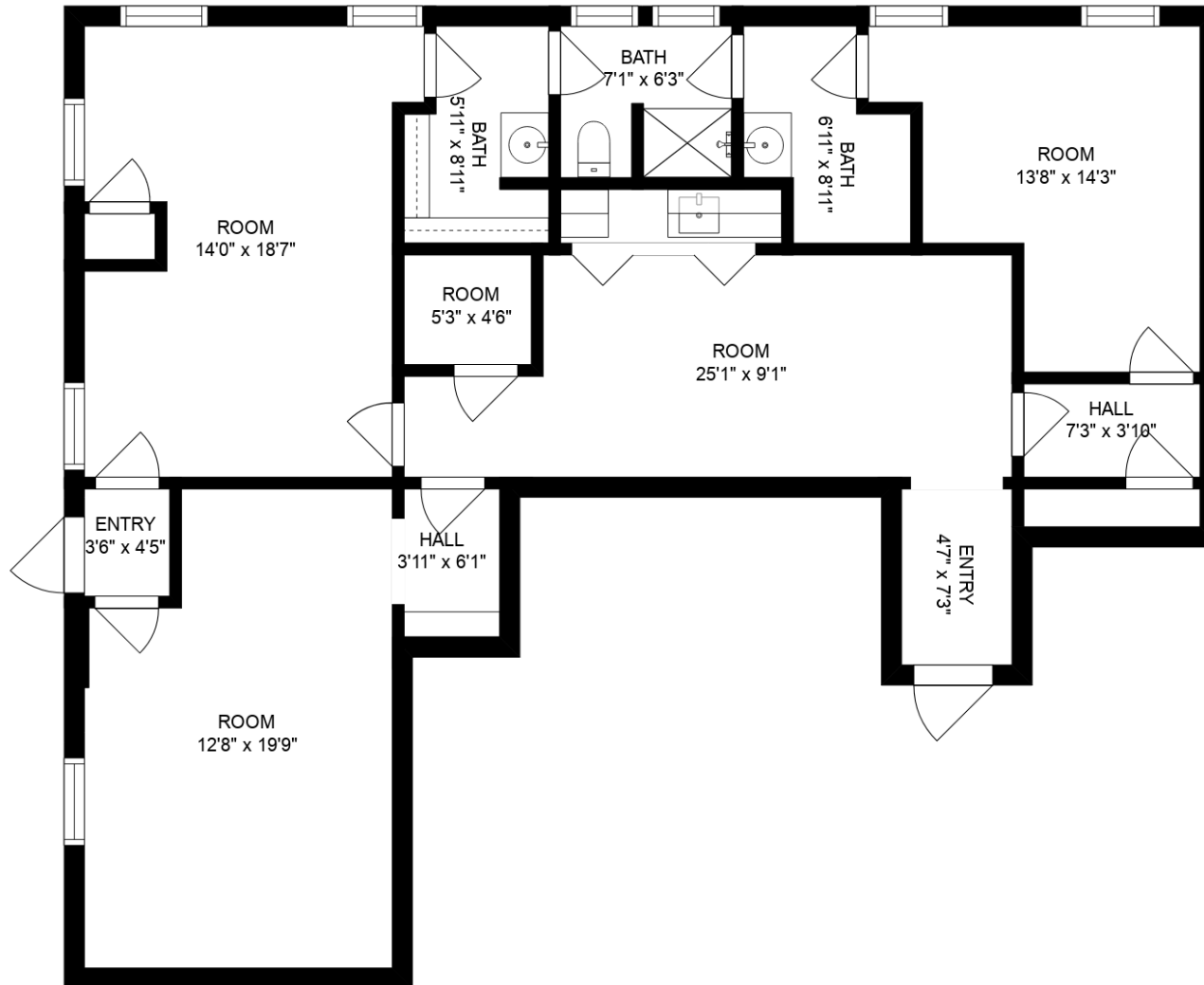


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SUITE 200 FLOOR PLAN



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SUITE 96 – 332 SF



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221 S. 3rd ST – 2,280 SF

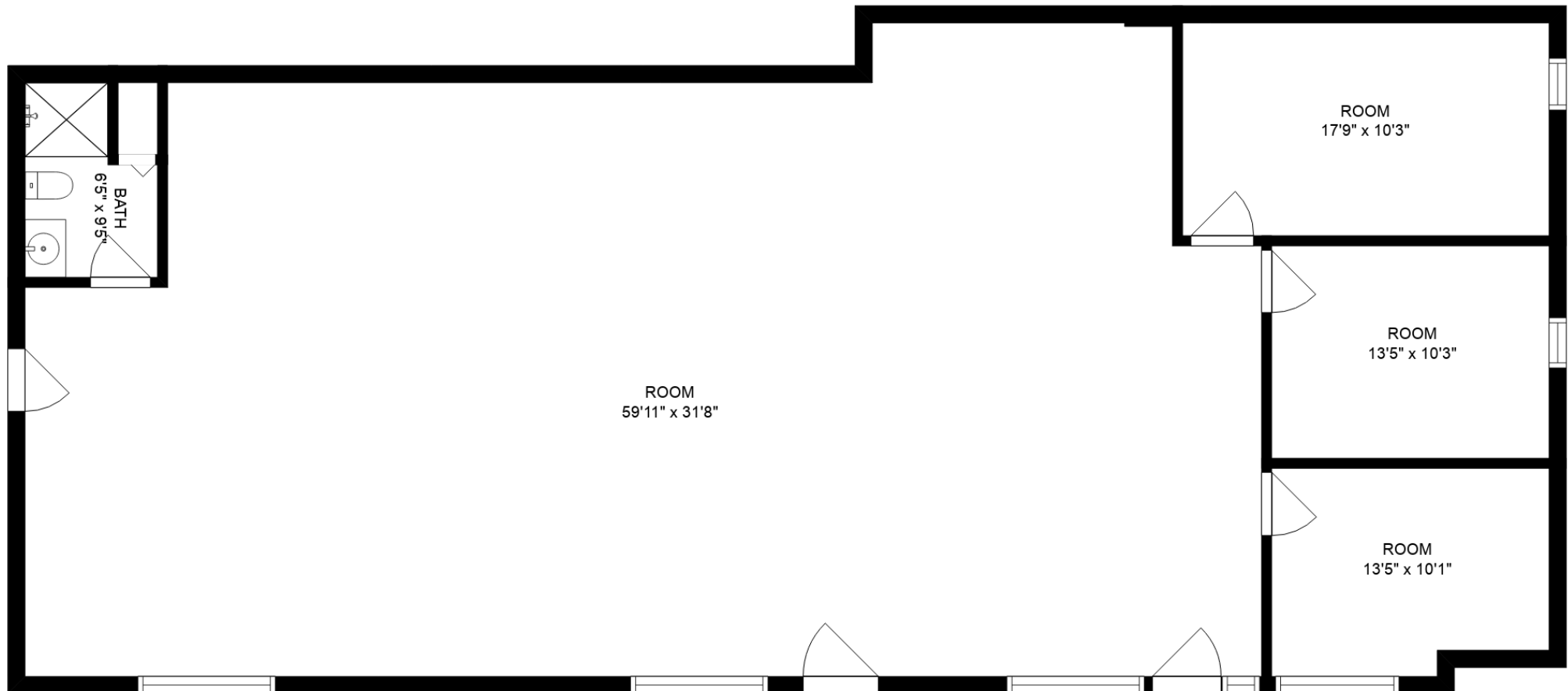


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221 S. 3rd ST FLOOR PLAN



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223 S. 3rd ST – 2,586 SF



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PROPERTY HIGHLIGHTS

- Heart of Downtown
- Gross Lease Rate
- Ample Street Parking
- Perfect for Professional Office
- High Tourism Area
- Largest City & State Employee Base