LINCOLN BUILDING

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

217 E. Monroe St
Springfield, IL 62701

Lincoln Building **For Lease**

AVAILABLE

- 221 S. 3rd : 2,280 SF
- 223 S. 3rd : 2,586 SF
- Suite 93: 880 SF
- Suite 202: 3,165 SF



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease offices suite at the Lincoln Building in Downtown Springfield, IL.

Currently, there are 4 available office suites on the first and second floor. **221 S. 3rd St (2,280 SF)** is a main-level office suite with 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 at $11 psf**. Both spaces underwent a complete remodel in 2023, including new paint, base trim, vinyl flooring, acoustic ceiling, 2x4 LED lighting, bathroom vanity, toilet, and shower, and cabinets and countertop in the kitchenette. **Suite 93 (880 SF)** is a main-level office suite with a small reception area, 2 private offices, a print/copy/storage room, and a conference room. All main level tenants have access to a shared conference room for expanded meeting space. **Suite 202 (3,165 SF)** is a second-floor office suite that features a reception/waiting area, 10 private offices (6 with windows), a conference room, a kitchenette with a dishwasher, and additional rooms for office or storage.

There is ample street parking and several nearby surface level parking lots and parking garages. The lease rate includes utilities, taxes, insurance, and common area maintenance. The tenant is responsible for routine interior maintenance, janitorial, and internet/data/phone. 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	Individual Suites: 880 – 3,165 SF Combined Main-Level Option: 4,866 SF
LEASE RATE	Could be Combined; $11.00 / SF / Gross 221 S. 3rd St – $12.00 / SF / Gross 223 S. 3rd St – $12.00 / SF / Gross Suite 202 – $12.00 / SF / Gross Suite 93 – $16.36 / SF / Gross
ZONING	S-3, Central Shopping District



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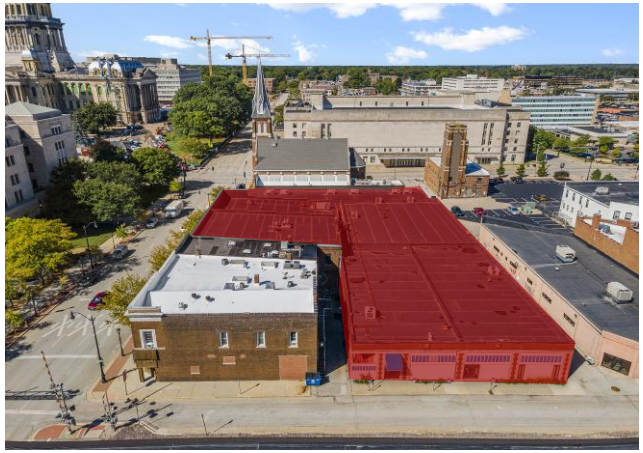
EXTERIOR







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221 S. 3RD ST – 2,280 SF







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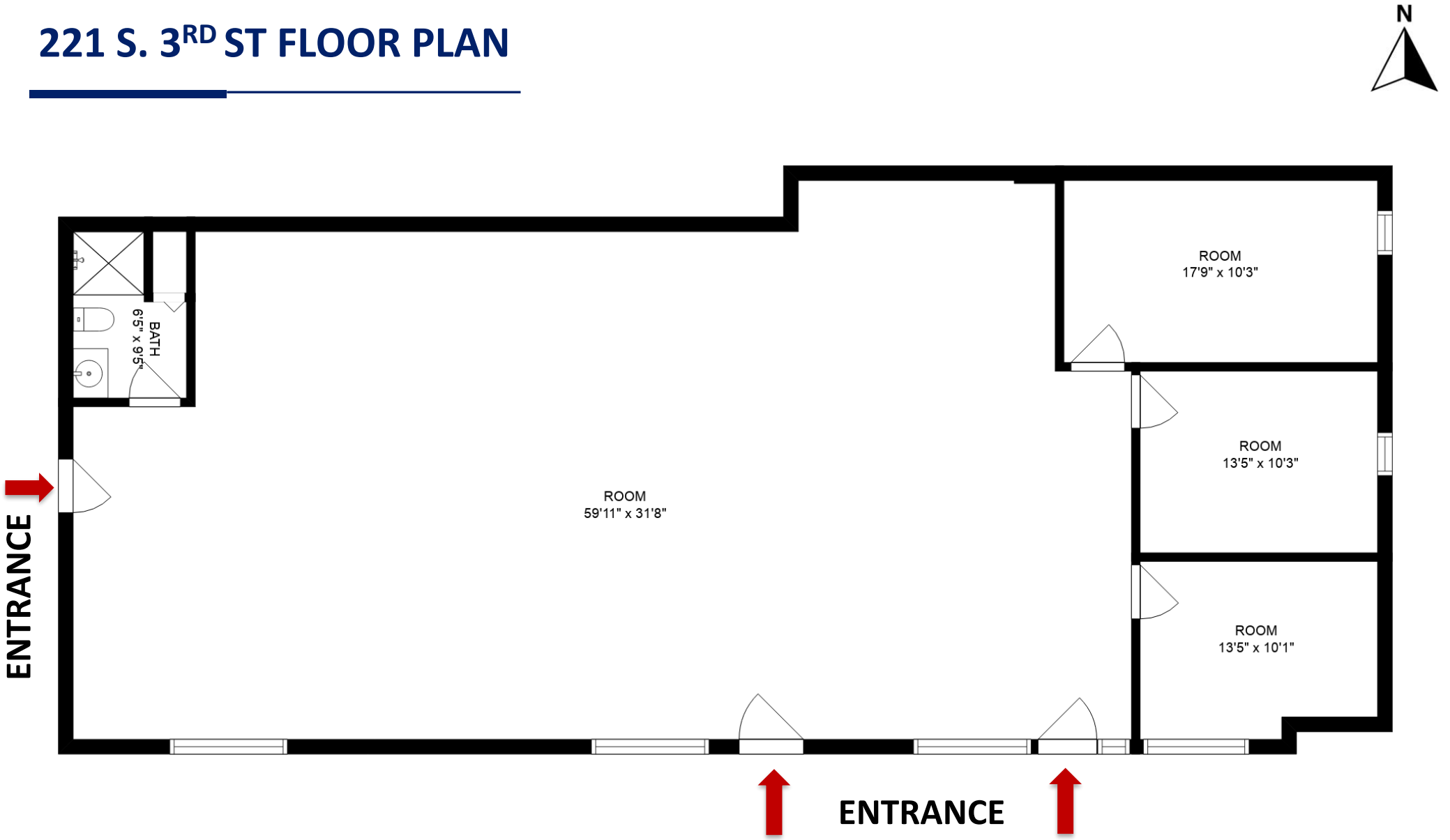
221 S. 3RD ST FLOOR PLAN



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223 S. 3RD ST – 2,586 SF







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223 S. 3RD ST FLOOR PLAN



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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

SUITE 93 – 880 SF







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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

SUITE 202 – 3,165 SF







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SUITE 202 – 3,165 SF







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SUITE 202 – 3,165 SF







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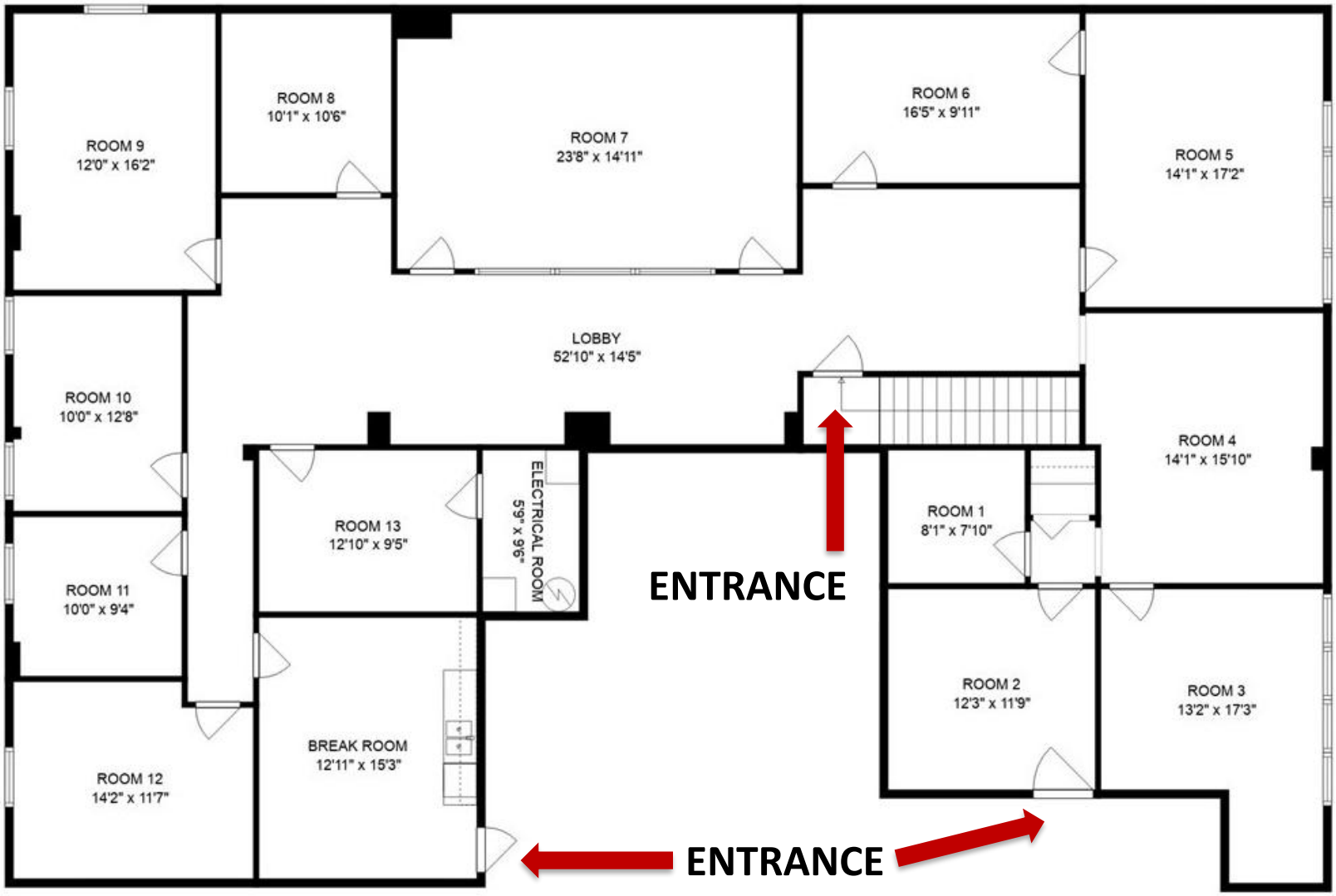
SUITE 202 FLOOR PLAN



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CBCDR SPRINGFIELD OFFICE

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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

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