



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

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

**\$675-\$750 / MO / GROSS**



**FOR LEASE**

**5221 S. 6<sup>th</sup> Street Frontage Rd E**  
Springfield, IL 62703

**650-660 SF**

**OFFICE**

### AVAILABLE SPACE

Suite 11: 650 SF  
Suite 31: 660 SF

### LEASE TYPE

Gross (Utilities Included)

### TAX PIN

22-27.0-100-027

### LEASE PRICE

Suite 11: \$675 / MO  
Suite 31: \$750 / MO

### PARKING

52 Spaces

### ZONING

R-5c, Office District

### 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 outdoor signage for their business. 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.

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

Ideal for Insurance • Accounting • Consulting • Remote/Regional Offices • Professional Services

### AREA DESCRIPTION

Convenient south Springfield location near I-55, hotels, restaurants, medical offices and other professional users. Easy access for employees and clients with abundant on-site parking.



**BLAKE PRYOR, CCIM**  
217.725.9518  
[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

© 2026 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



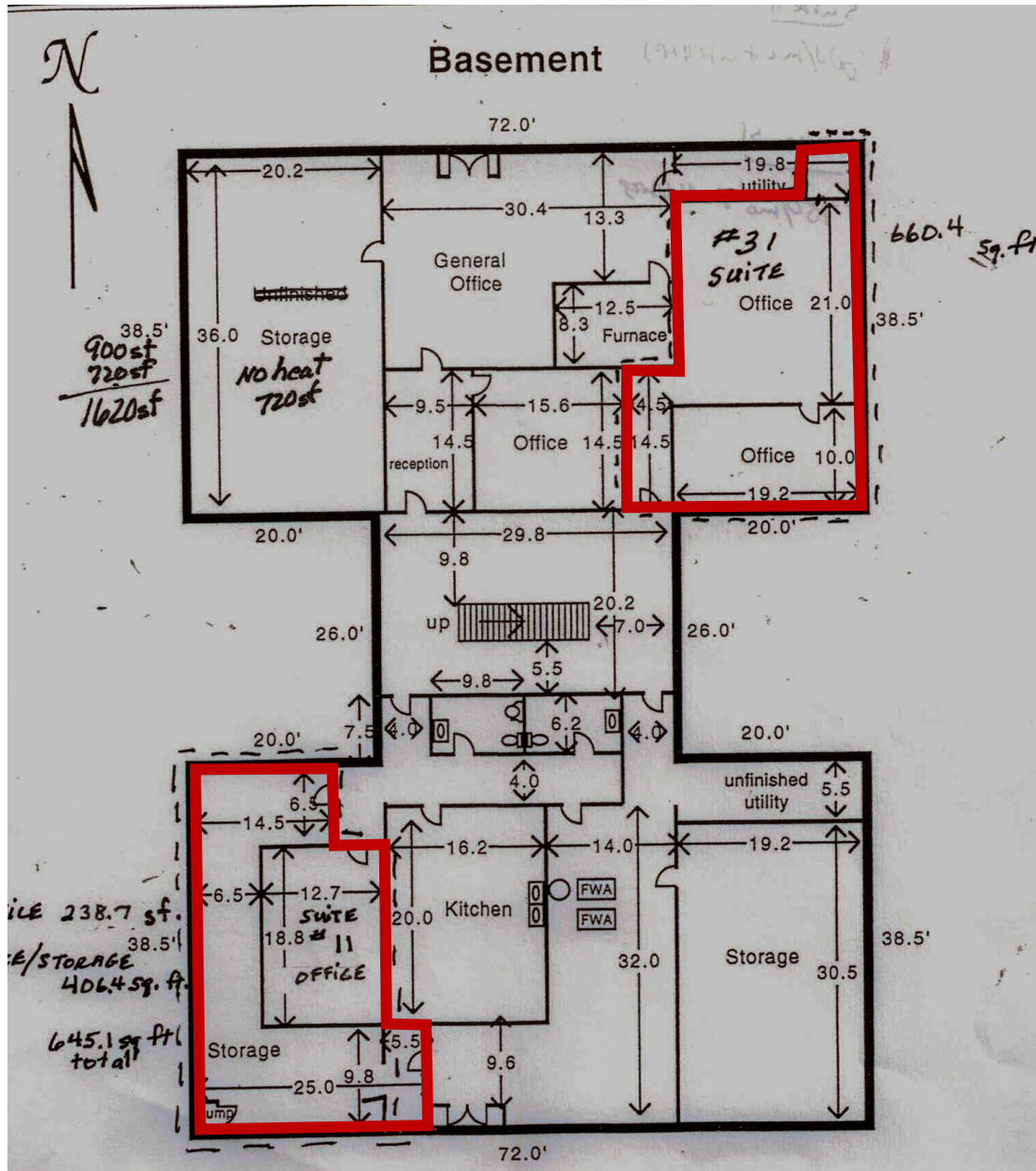
COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY

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

\$675-\$750 / MO / GROSS

FOR LEASE

## BASEMENT PLAN



**BLAKE PRYOR, CCIM**  
217.725.9518  
[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)  
cbcdr.com







**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

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

\$675-\$750 / MO / GROSS

FOR LEASE

### SUITE 11



Private Office



Office/Work Area



Storage Area



**BLAKE PRYOR, CCIM**  
217.725.9518  
[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

© 2026 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

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

\$675-\$750 / MO / GROSS

FOR LEASE

### SUITE 31



Open Work Area



Open Work Area



Private Office



**BLAKE PRYOR, CCIM**  
217.725.9518  
[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

© 2026 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.





**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

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

\$675-\$750 / MO / GROSS

FOR LEASE

### SHARED BREAK ROOM



Shared Break Room



Shared Break Room



Shared Break Room



**BLAKE PRYOR, CCIM**  
217.725.9518  
[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

© 2026 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.