



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

FOR LEASE



5221 S. 6th Street Frontage Rd E

Springfield, IL 62703

660 SF

OFFICE

LEASE PRICE

Suite 31: \$750/mo

LEASE TYPE

Gross

AVAILABLE SPACE

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

AREA DESCRIPTION

Neighboring users include Boy Scouts of America, American Council of Engineering, and Illuminative Strategies among others. Nearby sites include, Cracker Barrel, McDonald's, the Hope Pavilion Medical Center, and Community Bankers Association.



BLAKE PRYOR

217.725.9518

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
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SUITE 31



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FOR LEASE

SHARED BREAK ROOM



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

FOR LEASE

BASEMENT PLAN

