



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Affordable Office Suites in Small Office Park with I-55 Visibility

\$550-\$1,400 / MO



FOR LEASE

5221 S. 6th St Frontage Rd E

Springfield, IL 62703

650-1,627 SF

OFFICE

AVAILABLE SPACE

Suite 120: 1,627 SF
Suite 11: 650 SF
Suite 31: 660 SF

UTILITIES

Suite 120: Not Included
Suite 11: Included
Suite 31: Included

TAX PIN

22-27.0-100-027

LEASE PRICE

Suite 120: \$1,400 / MO
Suite 11: \$550 / MO
Suite 31: \$650 / MO

PARKING

52 Spaces

ZONING

[R-5c, Office District](#)

PROPERTY DESCRIPTION

Three office suites available in this professional building in a small park-like setting with visibility from Interstate 55. Exterior tenant signage is available. There is a shared break room and restrooms.

Suite 120: 1,627 SF main-level suite with a reception area, three private offices, one conference room/executive office, and a break room with storage. The lease rate does not include utilities.

Suite 11: 650 SF lower-level suite with one private office and additional office/storage space. The lease rate includes utilities.

Suite 31: 660 SF lower-level suite consisting of an open work area and one private office. The lease rate includes utilities.

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

Convenient south Springfield location with quick access to I-55 and nearby hotels, restaurants, medical offices and other professional users.



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Springfield, IL
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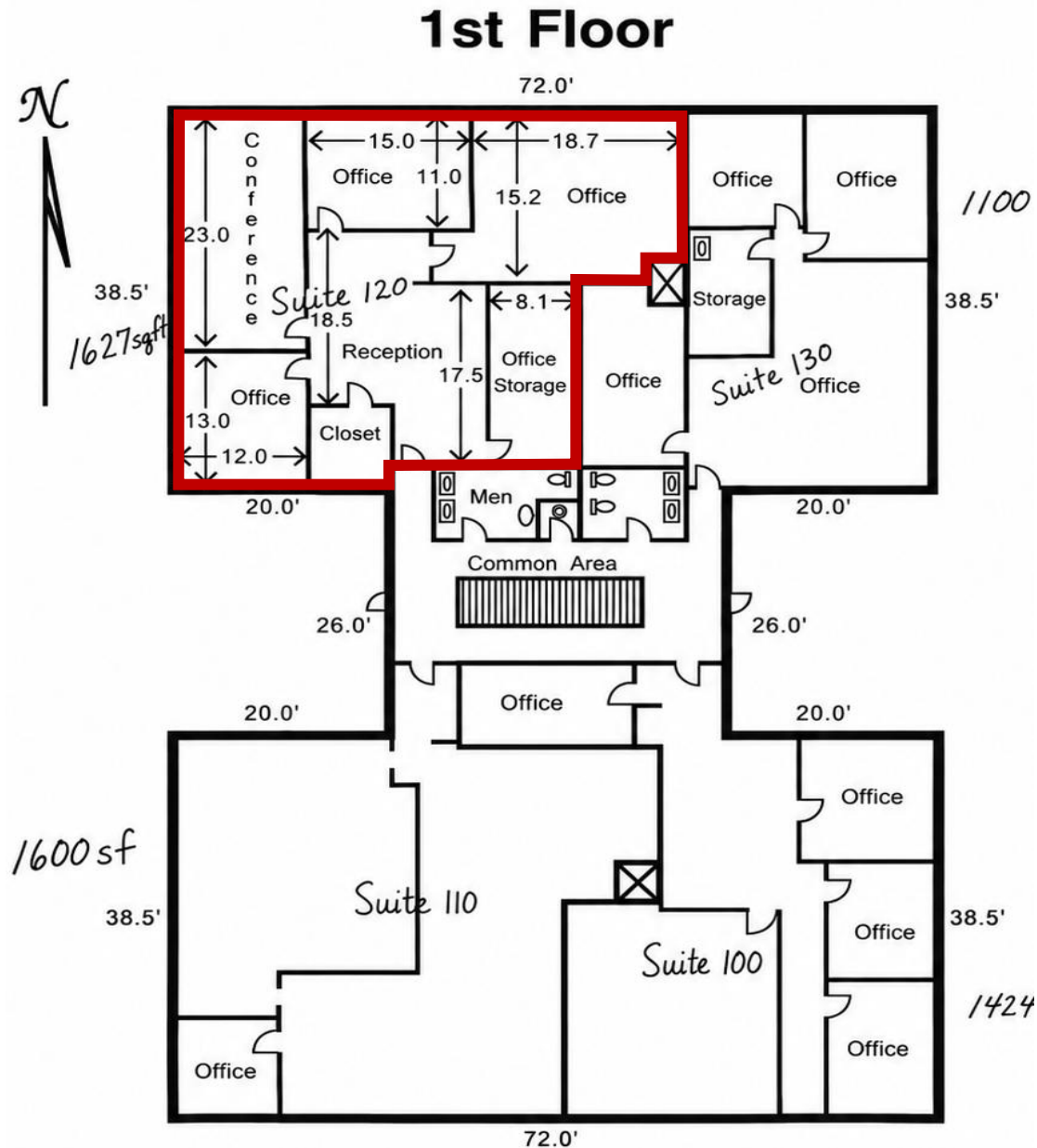
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1st FLOOR PLAN



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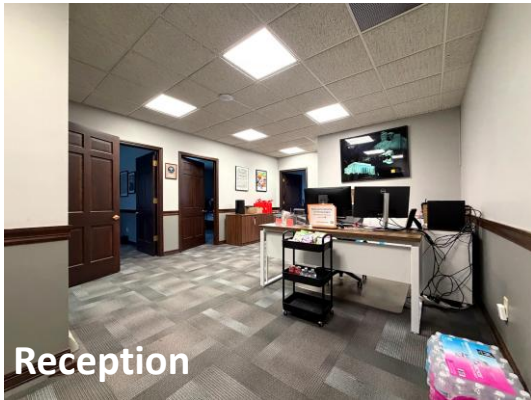
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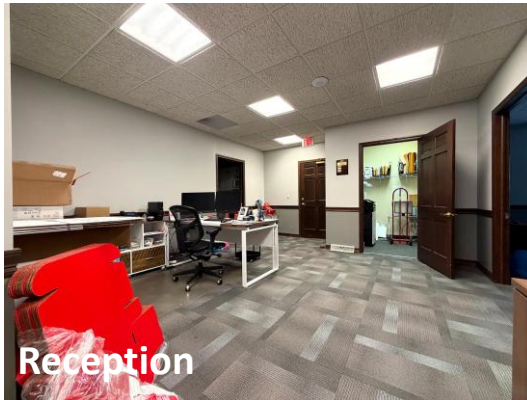
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FOR LEASE

SUITE 120 PHOTOS



Reception



Reception



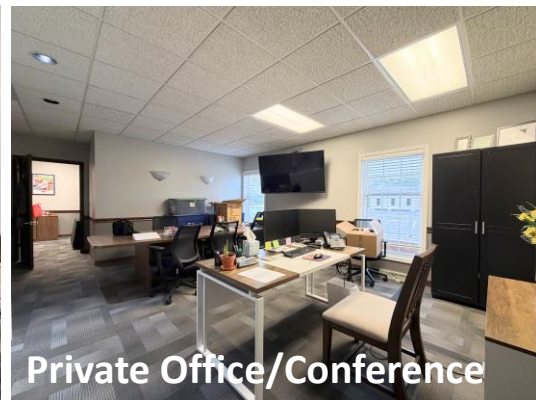
Break Room/Storage



Private Office



Private Office/Conference



Private Office/Conference



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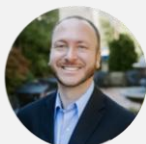
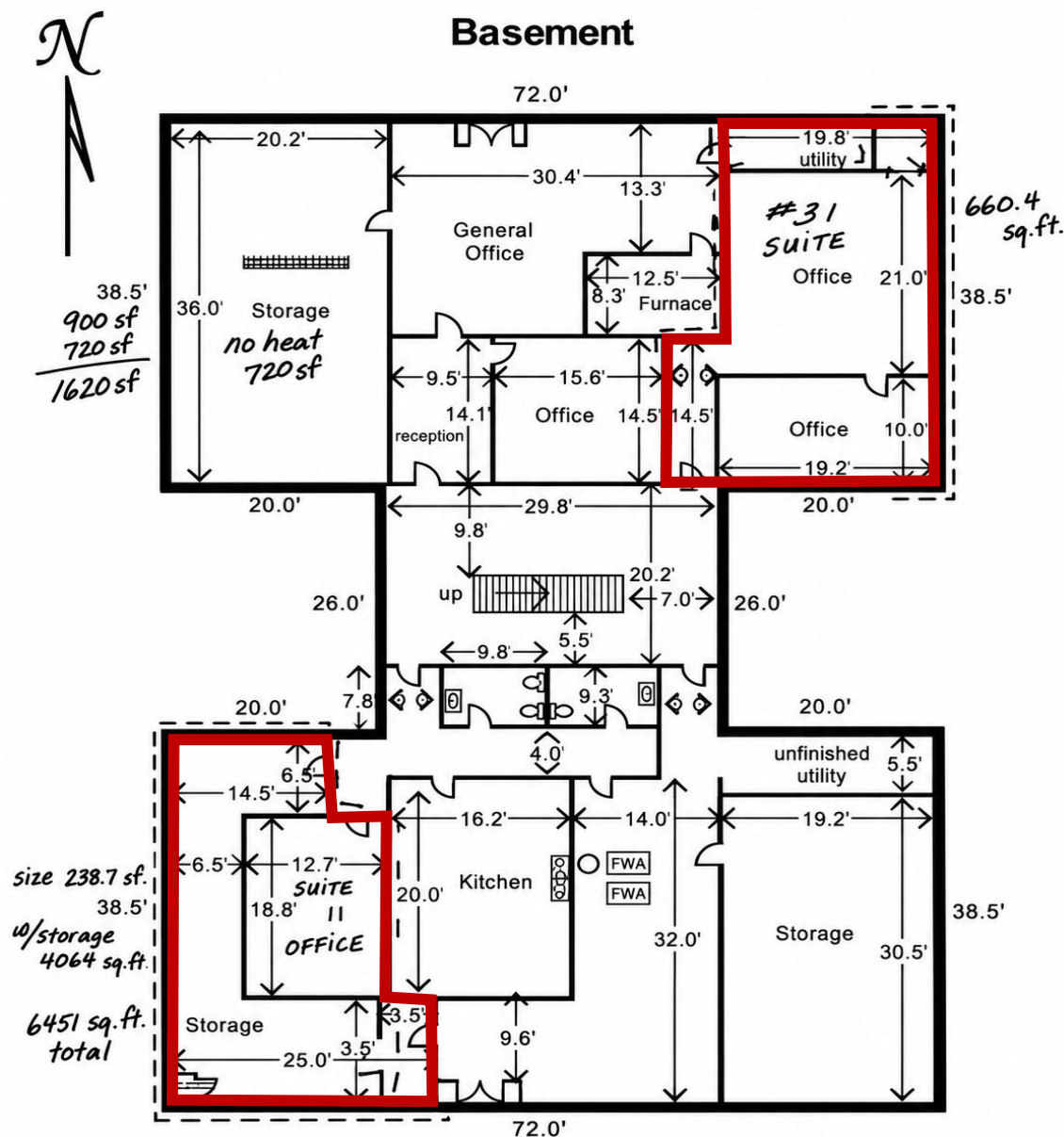
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LOWER-LEVEL PLAN



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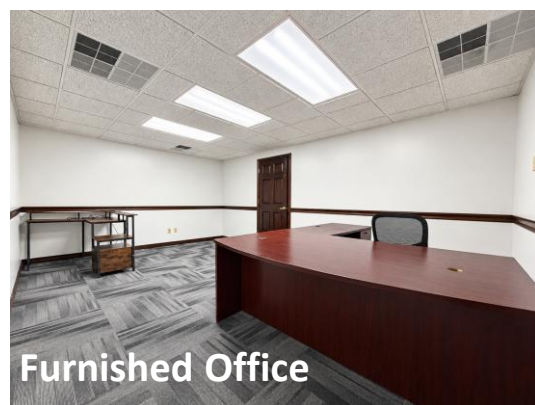
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SUITE 11 PHOTOS



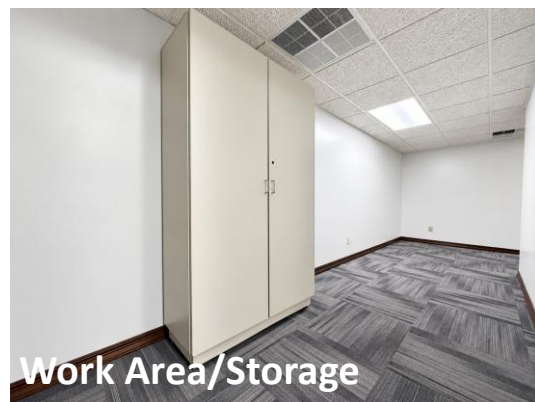
Furnished Office



Furnished Office



Work Area/Storage



Work Area/Storage



Storage



Storage



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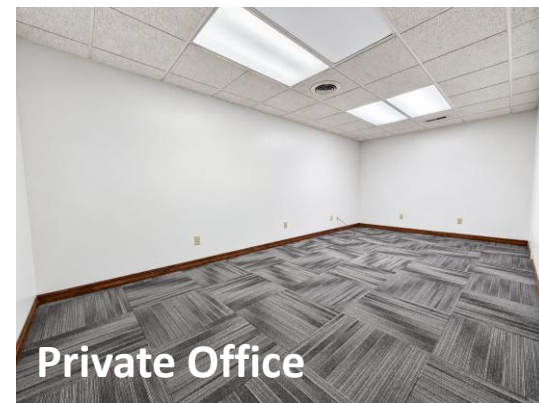
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SUITE 31 PHOTOS



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