

# LINCOLN BUILDING



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**217 E. Monroe St**  
Springfield, IL 62701

**Lincoln Building For Lease**

## AVAILABLE

- 221 S. 3<sup>rd</sup> : 2,280 SF
- 223 S. 3<sup>rd</sup> : 2,586 SF
- Suite 93: 880 SF
- Suite 202: 3,165 SF
- Suite 300: 180 SF

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**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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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 5 available office suites on the first and second floor. **221 S. 3<sup>rd</sup> 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. 3<sup>rd</sup> St (2,586 SF)** is a main-level office suite with its own private entrance along S. 3<sup>rd</sup> St. It has a reception area, 8 private offices, a conference room, and a kitchenette. It is adjacent to 221 S. 3<sup>rd</sup> 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. **Suite 300 (180 SF)** is a one-room office on the main level. 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

**360 – 4,866 SF**

### LEASE RATE

Could be Assembled; \$11 / SF / Gross

221 S. 3<sup>rd</sup> St – \$12.00 / SF / Gross  
223 S. 3<sup>rd</sup> St – \$12.00 / SF / Gross  
Suite 202 – \$12.00 / SF / Gross  
Suite 93 – \$1,200 / MO / Gross  
Suite 300 – \$400 / MO / Gross

### ZONING

**S-3, Central Shopping District**





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## EXTERIOR





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**221 S. 3<sup>RD</sup> ST – 2,280 SF**

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**221 S. 3<sup>RD</sup> ST – 2,280 SF**

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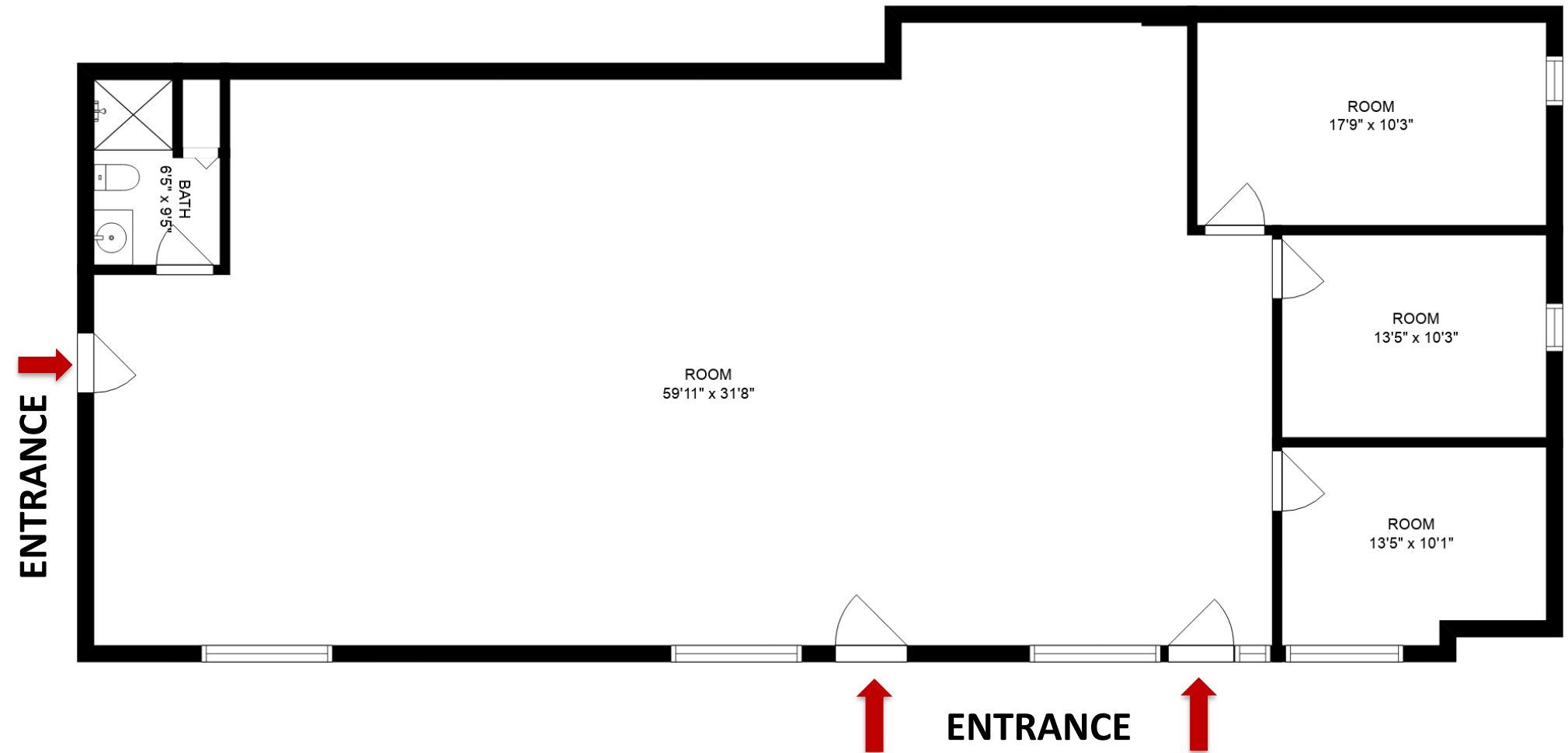
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## 221 S. 3<sup>RD</sup> ST FLOOR PLAN





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**223 S. 3<sup>RD</sup> ST – 2,586 SF**

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**223 S. 3<sup>RD</sup> ST – 2,586 SF**

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**223 S. 3<sup>RD</sup> ST – 2,586 SF**

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## 223 S. 3<sup>RD</sup> ST FLOOR PLAN



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## SUITE 93 – 880 SF

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# LINCOLN BUILDING



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## 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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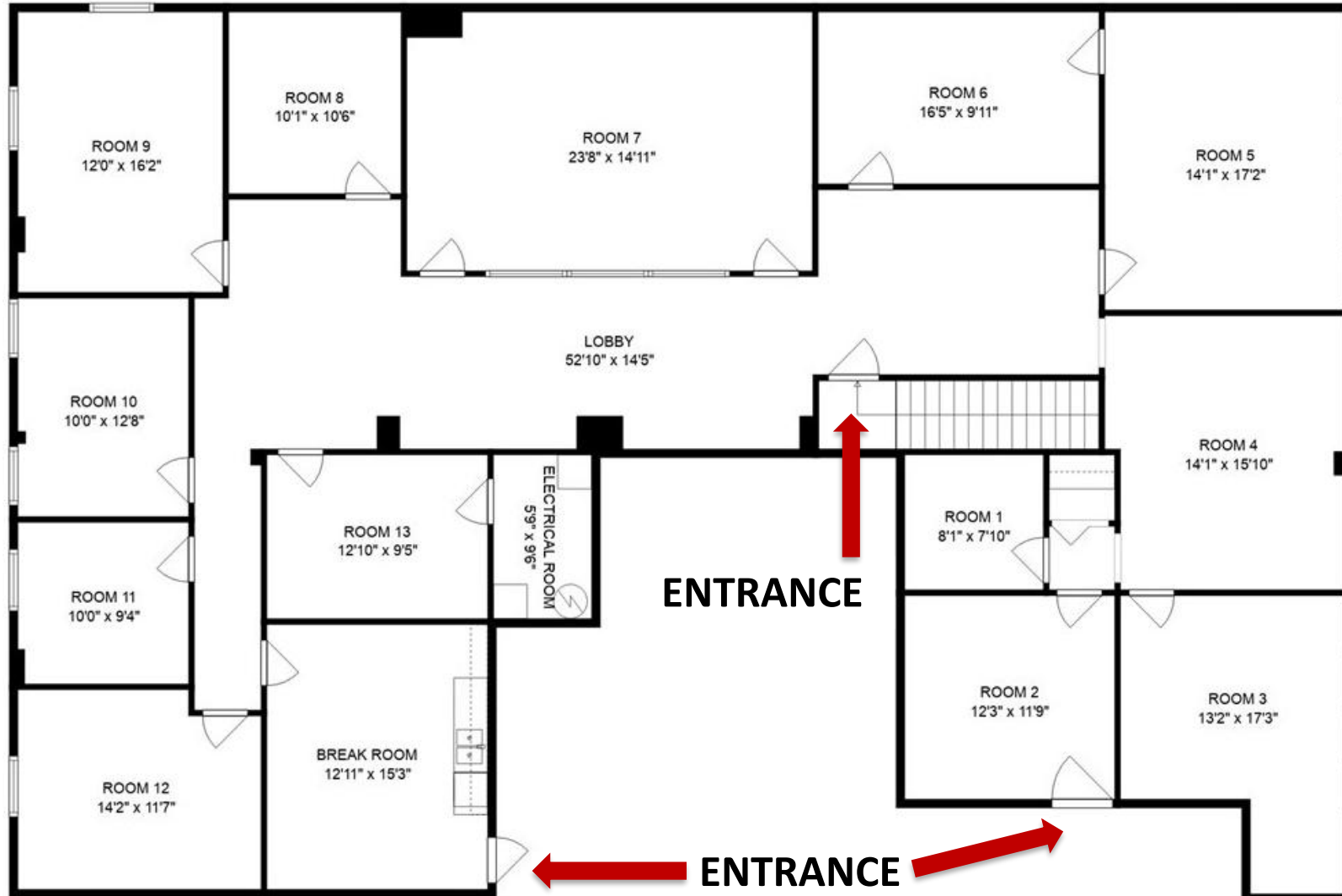


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## SUITE 202 FLOOR PLAN



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## SUITE 300 – 180 SF

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## CBCDR MAIN OFFICE

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[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

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