OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

605 W. Jefferson St, Suite B

Springfield, IL 62702

- Fantastic, Custom Built Office Space
- Newly Remodeled Building
- High End Finishes
- Mostly Open Layout
- Controlled Access
- Ample Parking

Blake Pryor

Brokerage

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USE AGREEMENT

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

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BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW

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PROPERTY OVERVIEW

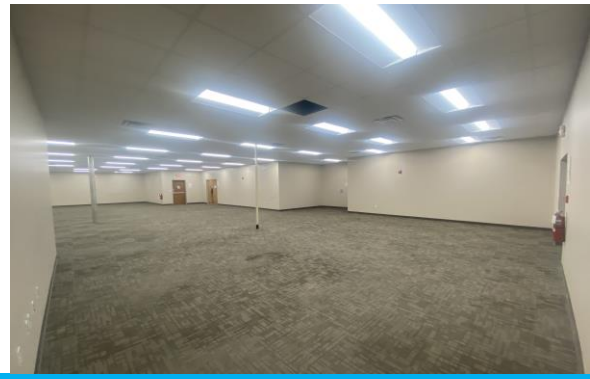
Fantastic, custom built office space in a newly remodeled building. The space was gutted and rebuilt with high end finishes and controlled access. The layout is mostly open, but features private offices, a multi-purpose and training room, a storage room with double-door access, and separate rooms for data network and IT staging. The newly remodeled exterior features a new façade, awnings, windows, and doors. There is ample off-street parking. Space is divisible, which Landlord will consider for qualified tenants.

Co-tenants include Smoothie King and Brewski's Pub. The trade area includes McDonald's, Burger King, Hardee's, Domino's Pizza, the Mid-Illinois Medical District, IL Dept of Public Health, Dept of Revenue, and Ace Hardware among many other state agencies, professional office, and restaurants.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	605 W. Jefferson St, Suite B, Springfield, IL 62702
LEASE RATE	$13.95/SF Modified Gross
AVAILABLE SPACE	7,300 SF
LOT SIZE (ACRES)	1.84 AC
TAX PIN	14-28.0-454-044
ZONING	B-1



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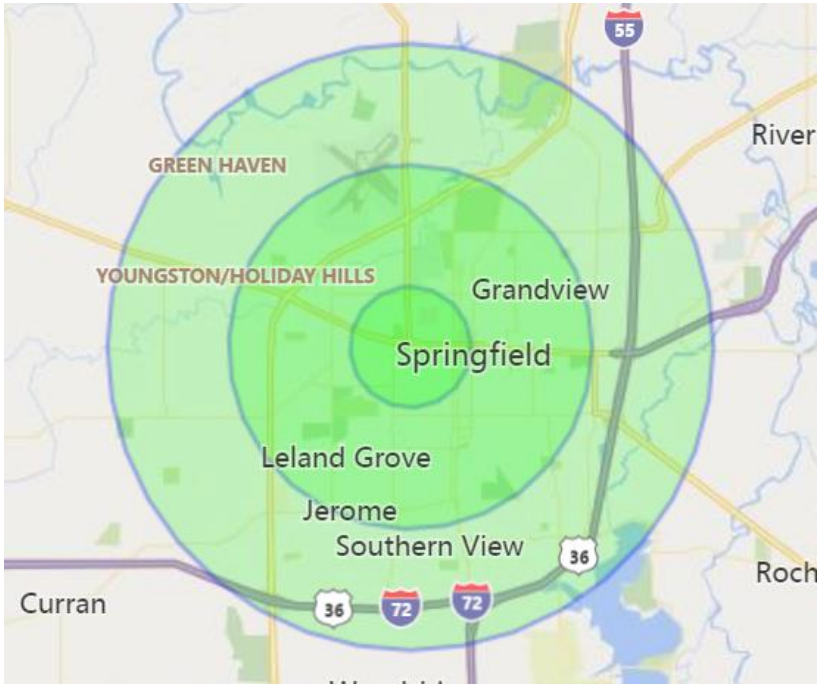
AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Downtown/CBD, the Mid-Illinois Medical District, and Veterans Pkwy/IL-Rt. 4 within minutes from site.

The immediate trade area is densely populated with large retailers, state agencies, and several restaurants.



POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	13,614	79,686	121,306
2021 Population	12,553	75,806	117,541
2026 Population (Projected)	12,476	75,212	117,783

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2021 Households	5,945	34,030	52,038
2026 Households (Projected)	5,918	33,766	52,129

INCOME	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	$26,276	$29,290	$32,052
2021 Median HH Income	$41,642	$50,339	$56,859

LOW AERIAL

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HIGH AERIAL

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FLOOR PLAN

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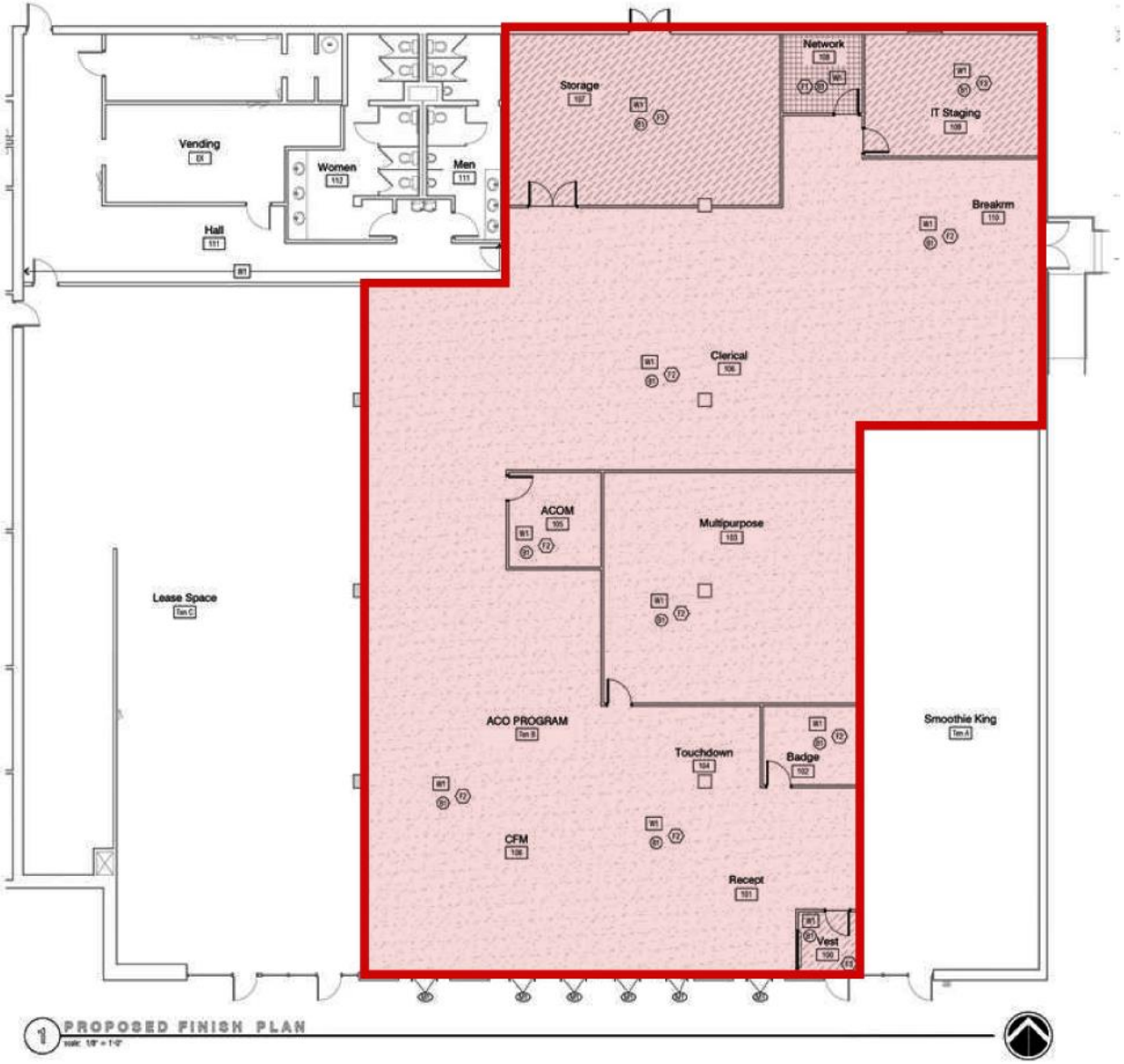

SITE PLAN

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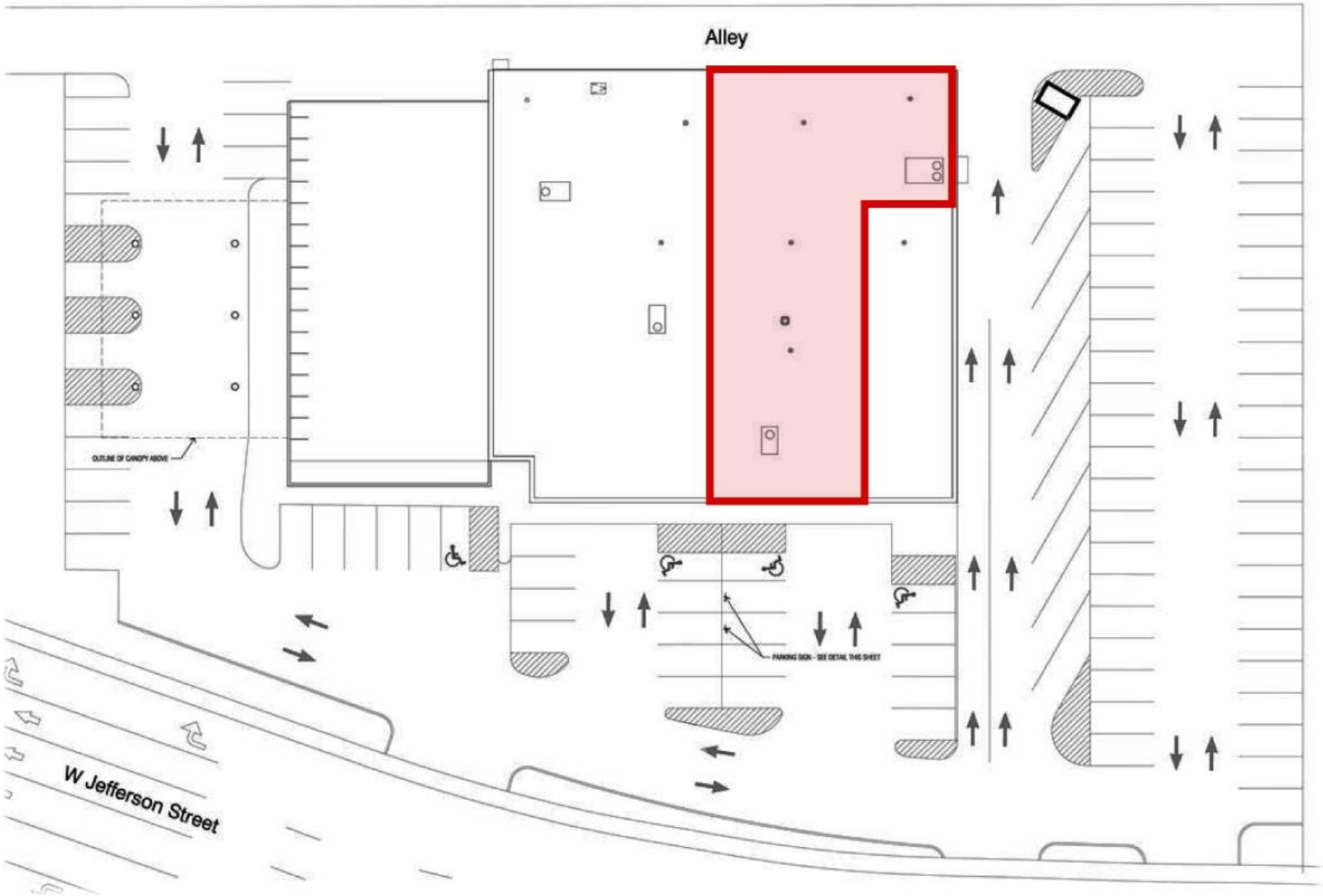

CONTACT

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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Fantastic, Custom Built Office Space
- Newly Remodeled Building
- High End Finishes
- Mostly Open Layout
- Controlled Access
- Ample Parking