

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3408 Hedley Rd
Springfield, IL 62704

**Class A Professional Office
Space For Lease**

BLAKE PRYOR

Senior Advisor

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bpryor@cbcdr.com

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DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is delighted to present an exclusive opportunity for discerning professionals – a Class A office space for lease, nestled within the refined ambiance of an upscale office park development on the west side of Springfield, IL.

The property boasts a common vestibule with private access to the suite, offering a blank canvas awaiting the transformative touch of its next tenant. Perhaps a welcoming reception area complemented by two future restrooms (provided by the Landlord) and an adjacent conference room or spacious executive office. The layout further comprises two private offices, a generously sized data/IT room (complete with a server rack), a substantial file/storage room equipped with 22-door wall cabinets and a 14-door/10-drawer base cabinet featuring a sink. Additionally, a well-appointed break room, currently fitted with 8-door wall cabinets and a 6-door/3-drawer base cabinet with a sink, adds to the functional allure of the space. The majority of rooms benefit from expansive windows, inviting abundant natural light and offering picturesque water views.

Responsibility for utilities, janitorial cleaning services, phone/data/internet, and routine interior maintenance rests with the Tenants. Furthermore, the Landlord is open to exploring additional modifications to the space, tailoring it to the unique requirements of a long-term, creditworthy tenant. Join a community of esteemed co-tenants, including Benjamin F. Edwards & Co, a distinguished professional investment and financial services firm, and the USDA APHIS, a federal government agency renowned for safeguarding agriculture from invasive pests and diseases.

Moreover, this prime location is strategically positioned on the west side of Springfield, mere minutes from Veterans Parkway/Rt. 4—an eminent retail artery and primary thoroughfare within Springfield, boasting an impressive average daily traffic count of 29,400. The site's advantageous proximity extends to both new and well-established upscale residential areas, as well as convenient access to Interstate 72. Encompassing a dynamic trade area, this locale surrounds renowned destinations such as White Oaks Mall, White Oaks Plaza, Sam's Club, and an array of restaurants, amenities, and professional services.

PROPERTY INFORMATION

ADDRESS	3408 Hedley Rd, Springfield, IL 62704
AVAILABLE SPACE	2,519 SF
LEASE RATE	\$18.00 / SF / Modified Gross
ZONING	S-2, Community Shopping & Office District
YEAR BUILT	2009
PARKING	48 Spaces



AERIAL



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EXTERIOR PHOTOS



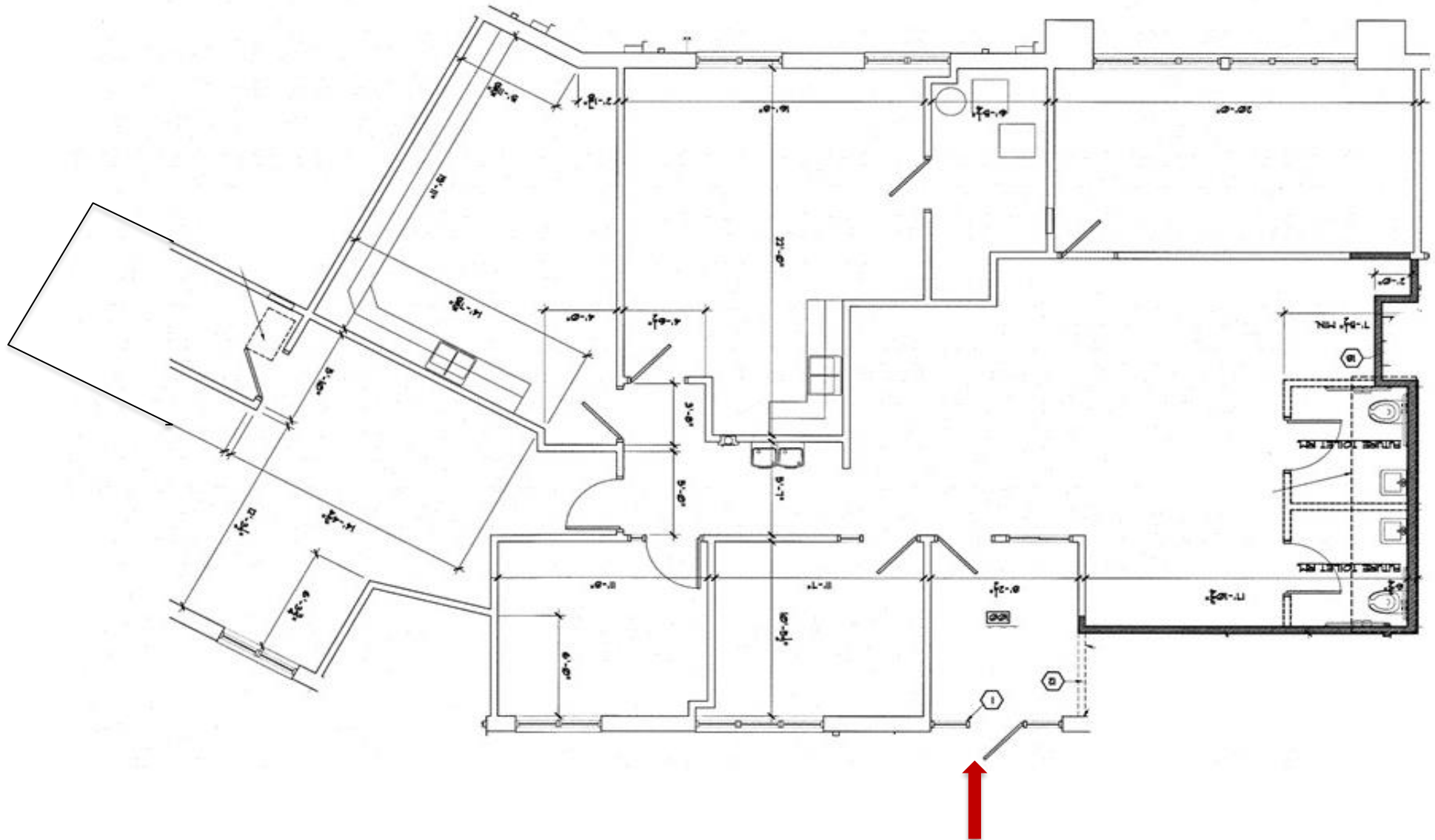
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FLOOR PLAN



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ENTRANCE

INTERIOR PHOTOS



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INTERIOR PHOTOS



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CONTACT



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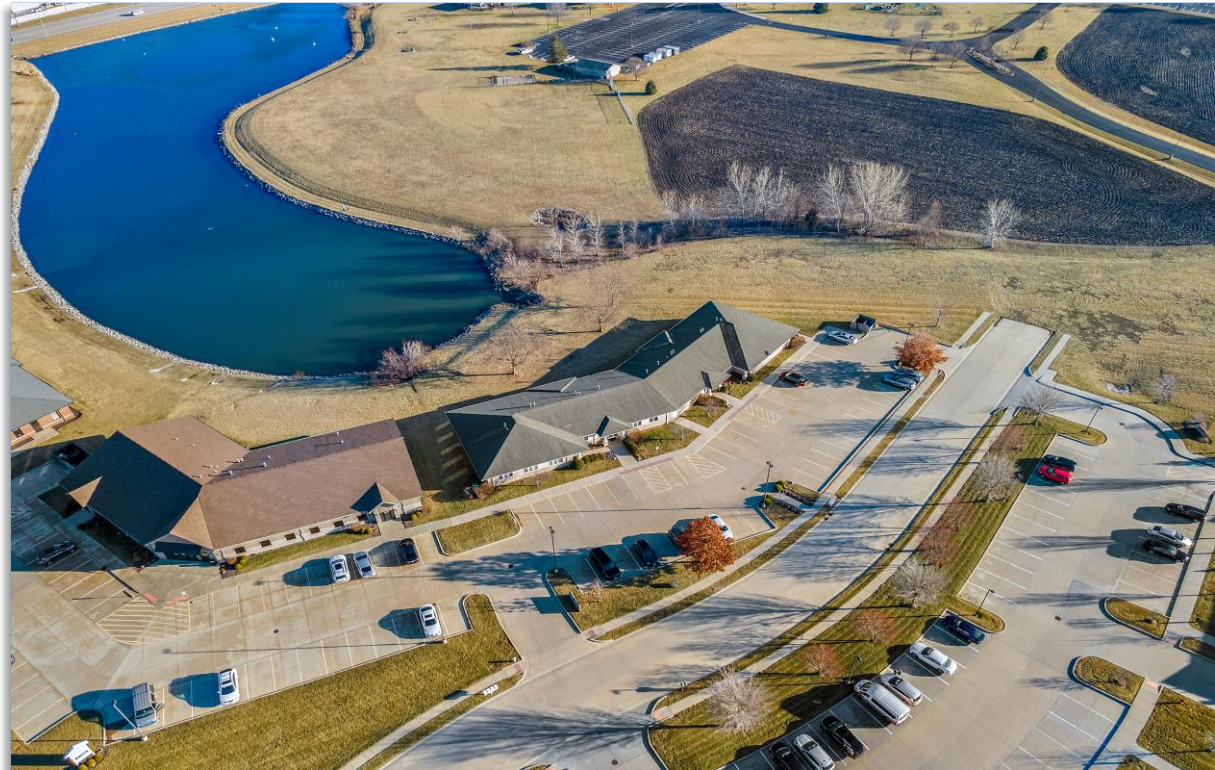
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CBCDR.COM



PROPERTY HIGHLIGHTS

- Ready for Next Tenant's Buildout
- Landlord Will Provide Restrooms
- Landlord is Willing to Renovate
- Upscale Office Park Development
- Minutes from Main Thoroughfare
- Near High-End Residential, Commercial