

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1010 S. 2<sup>nd</sup> St**  
Springfield, IL 62704

**Bi-Level Office Building Near  
Downtown For Sale**

**BLAKE PRYOR**

Senior Advisor

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[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)

**COLDWELL BANKER COMMERCIAL**

**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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# OVERVIEW



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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is excited to introduce a prime professional office space opportunity in Springfield, IL.

The bi-level design has a secure entryway leading to a foyer with stairs or an elevator for your convenience. Head downstairs to a welcoming lobby, a spacious board room with built-in bookshelves and a well-equipped kitchenette, a dedicated lounge room, ample storage, and ADA-compliant restrooms. Venture upstairs to behold a large reception/waiting area, multiple private offices, and clerical areas. The property offers a well-lit workspace with abundant natural light throughout the building, outdoor space to enjoy an expansive fenced-in area with 32 dedicated parking spaces, and an additional lot measuring 158-ft deep by 40-ft wide that provides opportunities for expanded parking or future development. The property is priced well below its fair market value (\$450,651).

The property has 200' feet of frontage on S. 2<sup>nd</sup> St. It is south of Downtown Springfield and near the Springfield Clinic Main Campus, and many historic landmarks including The Governor's Mansion, Lincoln Home National Historic Site, the Old State Capitol, and the Illinois State Museum. Join the unique and culturally rich environment that this location has to offer!

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.

## PROPERTY INFORMATION

ADDRESS	1010-1028 S. 2 <sup>nd</sup> St, Springfield, IL 62704
ASKING PRICE	\$399,000
BUILDING SIZE	8,216 SF
LOT SIZE	0.73 AC
ZONING	R-5b, General Office District
YEAR BUILT   REMODELED	1976   1993
TAX PIN	14-34.0-351-030 & 14-34.0-351-008
PARKING	32 Spaces





# AERIAL



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# EXTERIOR PHOTOS



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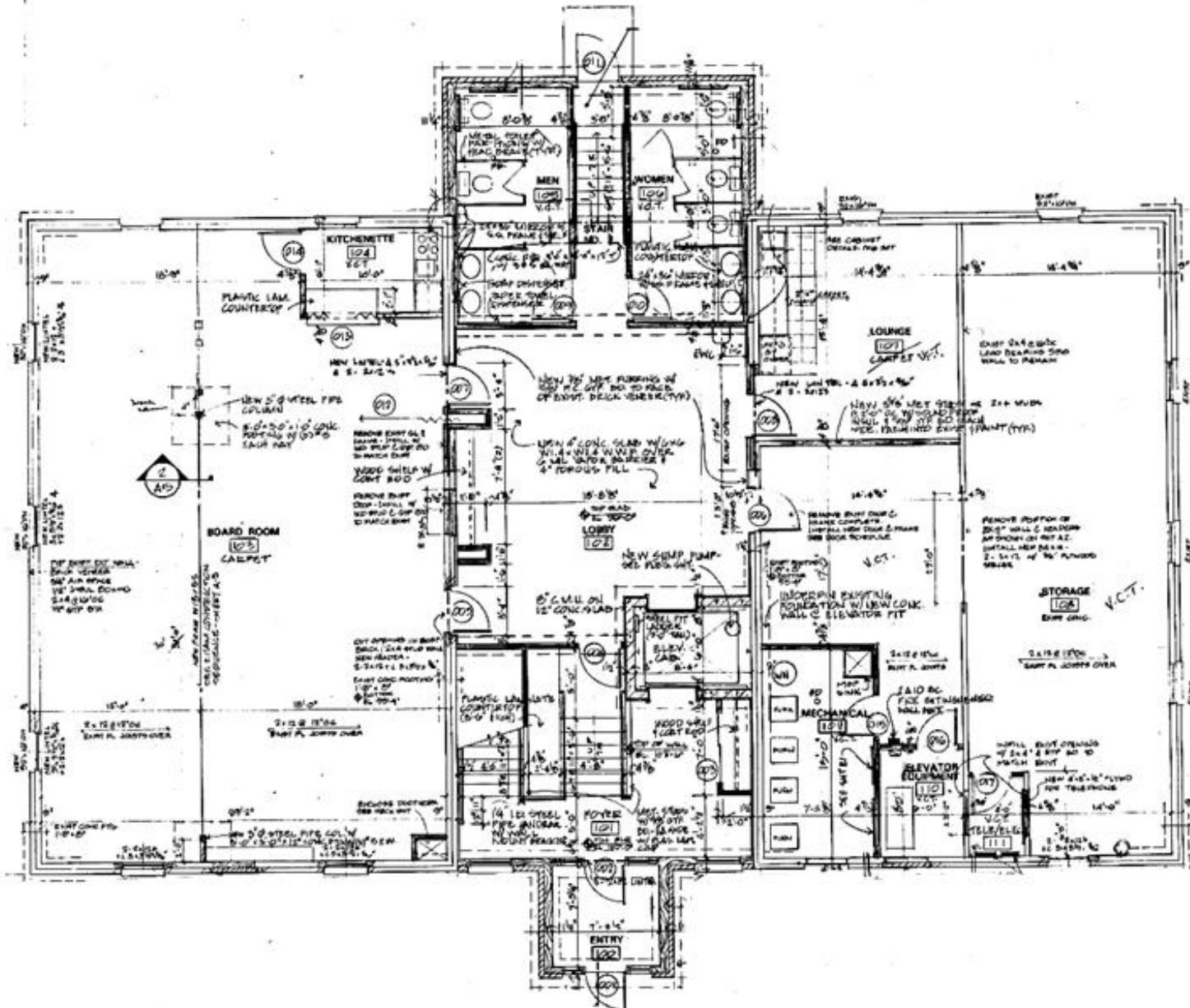




# LOWER LEVEL FLOOR PLAN



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# INTERIOR PHOTOS



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## LOWER LEVEL

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# INTERIOR PHOTOS



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## LOWER LEVEL

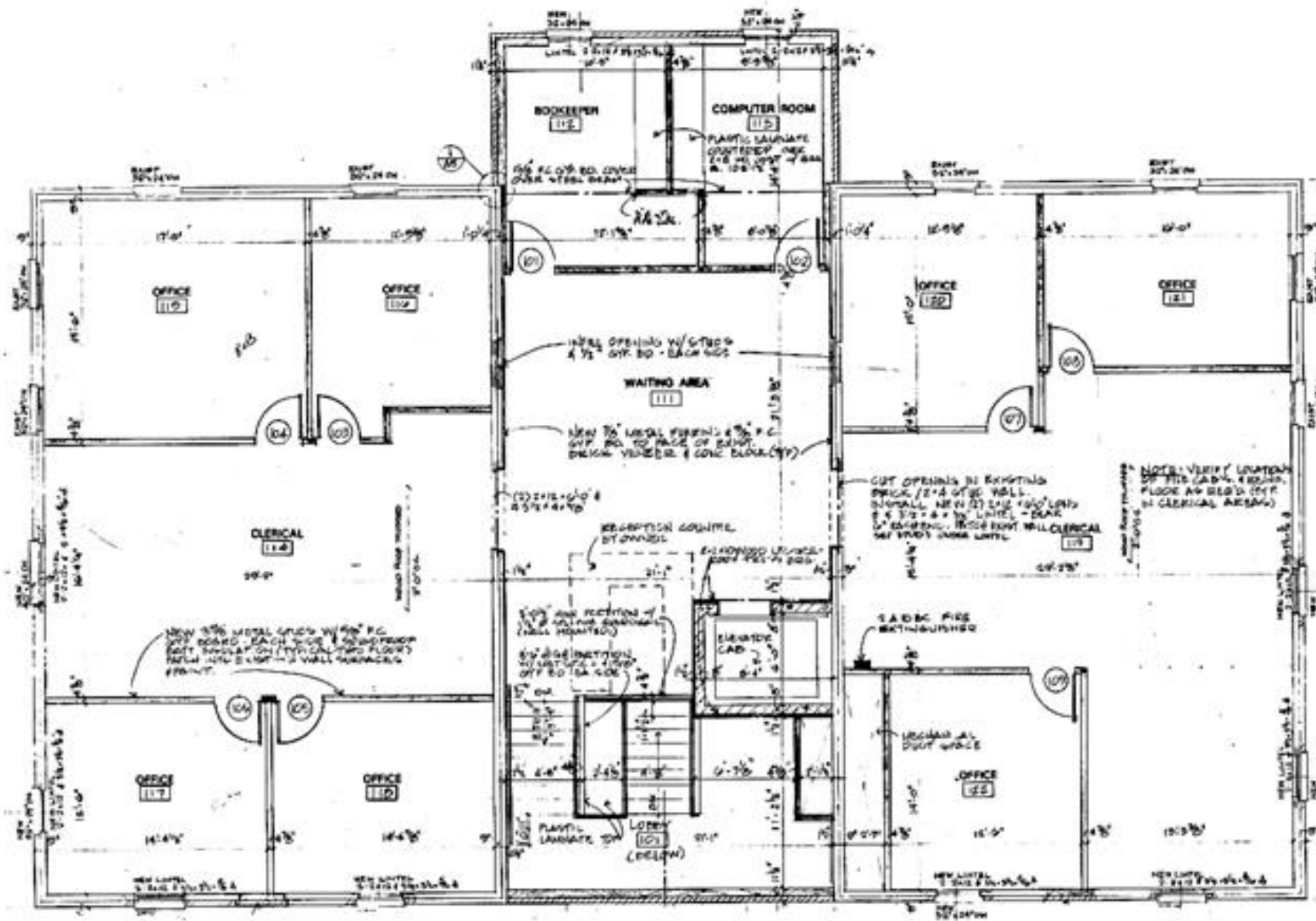




# UPPER LEVEL FLOOR PLAN



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# INTERIOR PHOTOS



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## UPPER LEVEL

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# INTERIOR PHOTOS



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## UPPER LEVEL





# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

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



## PROPERTY HIGHLIGHTS

- Bi-Level Office Building
- Plenty of Natural Light
- Fenced-in Property/Parking Lot
- Additional Lot Included
- Near Downtown, Historical Landmarks
- Priced Well Below Fair Market Value