

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3001 Spring Mill Dr**  
Springfield, IL 62704

**Class B Professional Office  
Space For Lease**

**BLAKE PRYOR**

Vice President

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**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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Coldwell Banker Commercial Devonshire Realty (CBCDR) is excited to exclusively offer this excellent opportunity for you – a Class B professional office space for lease in an upscale office park development located on the west side of Springfield, IL.

Suite C underwent a remodel in late 2022, ensuring a modern and fresh atmosphere for your business. The updates include new vinyl flooring and carpet squares, a fresh coat of paint, and an enhanced ADA restroom with a new sink vanity, mirror, and grab rails for accessibility. Upon entering the space, you will find an inviting open area, perfect for a reception or waiting area where your clients or visitors can feel comfortable. The 2 private offices feature windows, allowing natural light to fill the space and provide a pleasant working environment. Additionally, a multi-purpose room with a sliding glass reception window enables you and your staff to greet and assist guests efficiently.

The property is in an upscale office park development surrounded by many well-known businesses in the community, including law, insurance, accounting, medical, dental, IT/tech, engineering, consulting, and many others. Co-tenants include Evergreen Coaching & Counseling, Prima Bella Aesthetics, Community Living Options, Hafel & Company, and Los Rancheros Administrative Office. Tenants are responsible for their own utilities, janitorial, phone/data/internet, and routine interior maintenance.

The property is located on the west side of Springfield. It is two blocks from Veterans Pkwy/Rt. 4 (29,400 AADT), the main retail artery and thoroughfare in Springfield. It is minutes away from new and established higher-end residential and Interstate 72. The trade area includes White Oaks Mall (Macy's, Dick's, Esporta Fitness, Cooper's Hawk), White Oaks Plaza (Big Lots, Home Goods, TJ Maxx, Kohl's, Harvest Market), and Sam's Club among many other restaurants, amenities, and professional services.

## PROPERTY INFORMATION

ADDRESS	3001 Spring Mill Dr, Suite C, Springfield, IL 62704
AVAILABLE SPACE	1,000 SF
LEASE RATE	\$16.00 / SF / Modified Gross
ZONING	PUD, Planned Unit Development
YEAR BUILT	1995
PARKING	42 Spaces





# AERIAL



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**SITE**

S. VETERANS PKWY - 29,400 AADT

WABASH AVE - 26,000 AADT

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# EXTERIOR PHOTOS



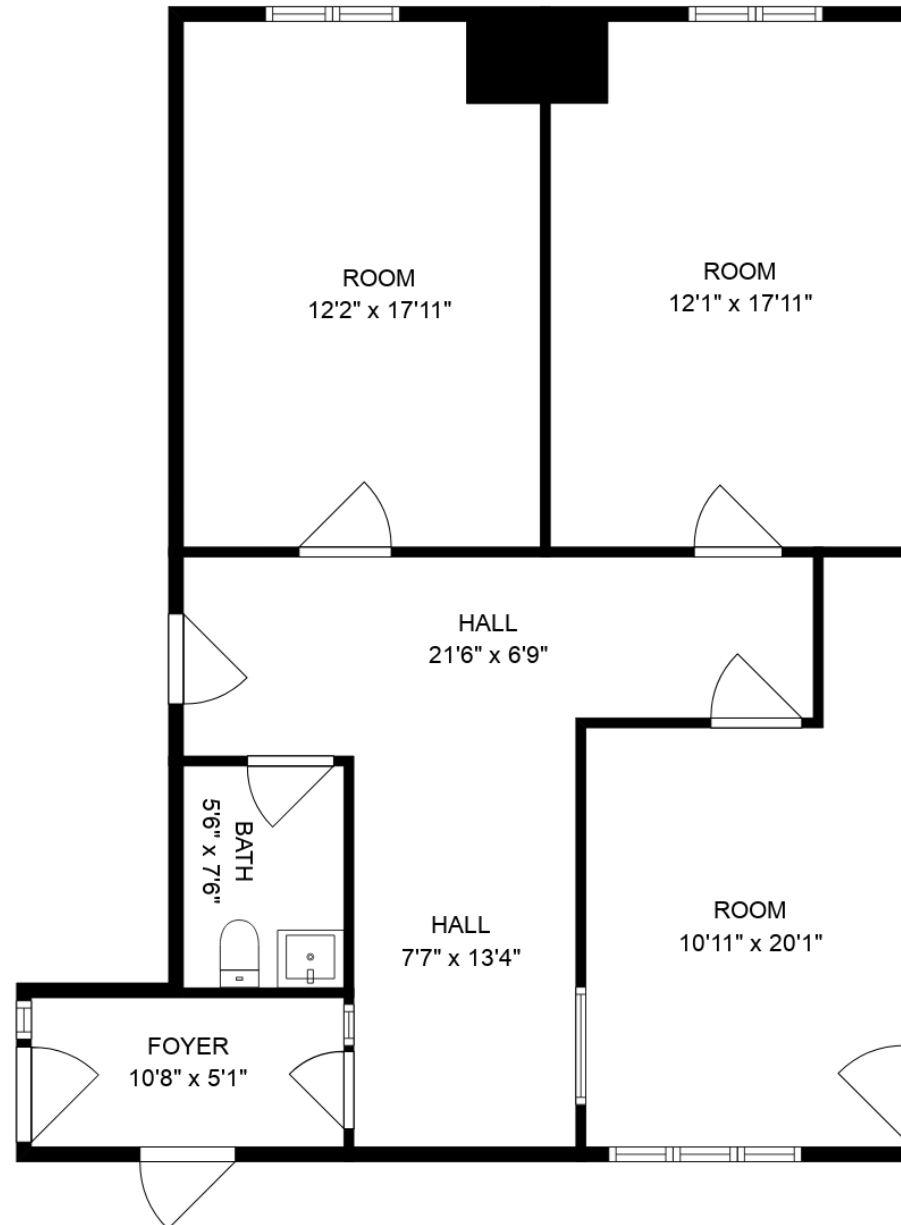
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# FLOOR PLAN



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# INTERIOR PHOTOS



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# INTERIOR PHOTOS



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# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

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



## PROPERTY HIGHLIGHTS

- Inviting Layout
- Pleasant Working Environment
- Recently Remodeled
- Upscale Office Park Development
- Near Main Thoroughfare in Springfield
- Near High-End Residential, Interstate