

OFFERING MEMORANDUM



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

605-615 W. Jefferson St

Springfield, IL 62702

- Fantastic Custom Built Office Space (605 B – 7,300 SF)
- End-Cap Space (615 B – 1,945 SF) with Covered Outdoor Dining Space (2,000 SF)
- Newly Remodeled Building
- Controlled Access
- Ample Parking

BLAKE PRYOR

Illinois Licensed Real Estate Broker

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this end-cap office or retail space with a covered outdoor dining area/beer garden (615 B) and a fantastic custom built office space (605 B) in a newly remodeled building.

The Landlord gutted and rebuilt 605 B with high end finishes and controlled access. The layout is mostly open, featuring 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 Landlord recently demoed the interior of 615 B to provide a shell for the next tenant's build out. It features an open area, one private room, a break room, one restroom, a storage area, and a 16' x 16' vault. The Landlord has a use variance to allow for a 2,000 SF of outdoor dining, which would be perfect for a beer garden and tap room. 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

605-615 W. Jefferson St, Springfield, IL 62702

AVAILABLE SPACE

605 B – 7,300 SF
615 B – 1,945 SF (+ 2,000 SF covered outdoor dining area)

LEASE PRICE

605 B – \$13.95 / SF / Modified Gross
615 B – \$13.50 / SF / NNN

ZONING

B-1

YEAR REMODELED

2019

PARKING SPACES

91



615 B



605 B



615 B



605 B

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Springfield, IL
217-547-6650

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LOW AERIAL



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HIGH AERIAL



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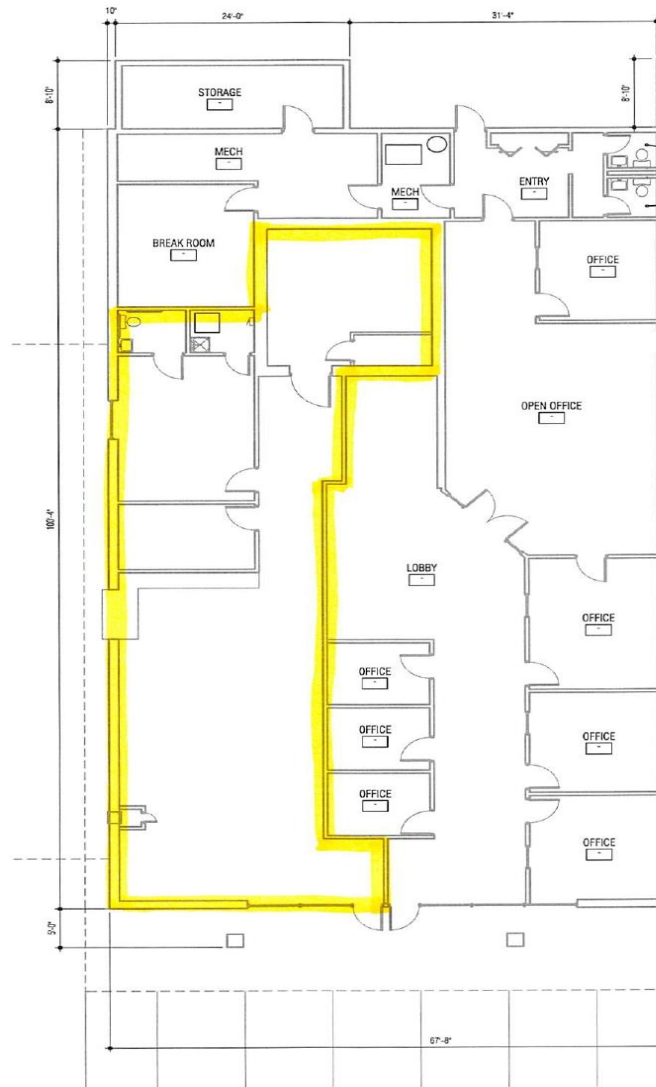


FLOOR PLAN

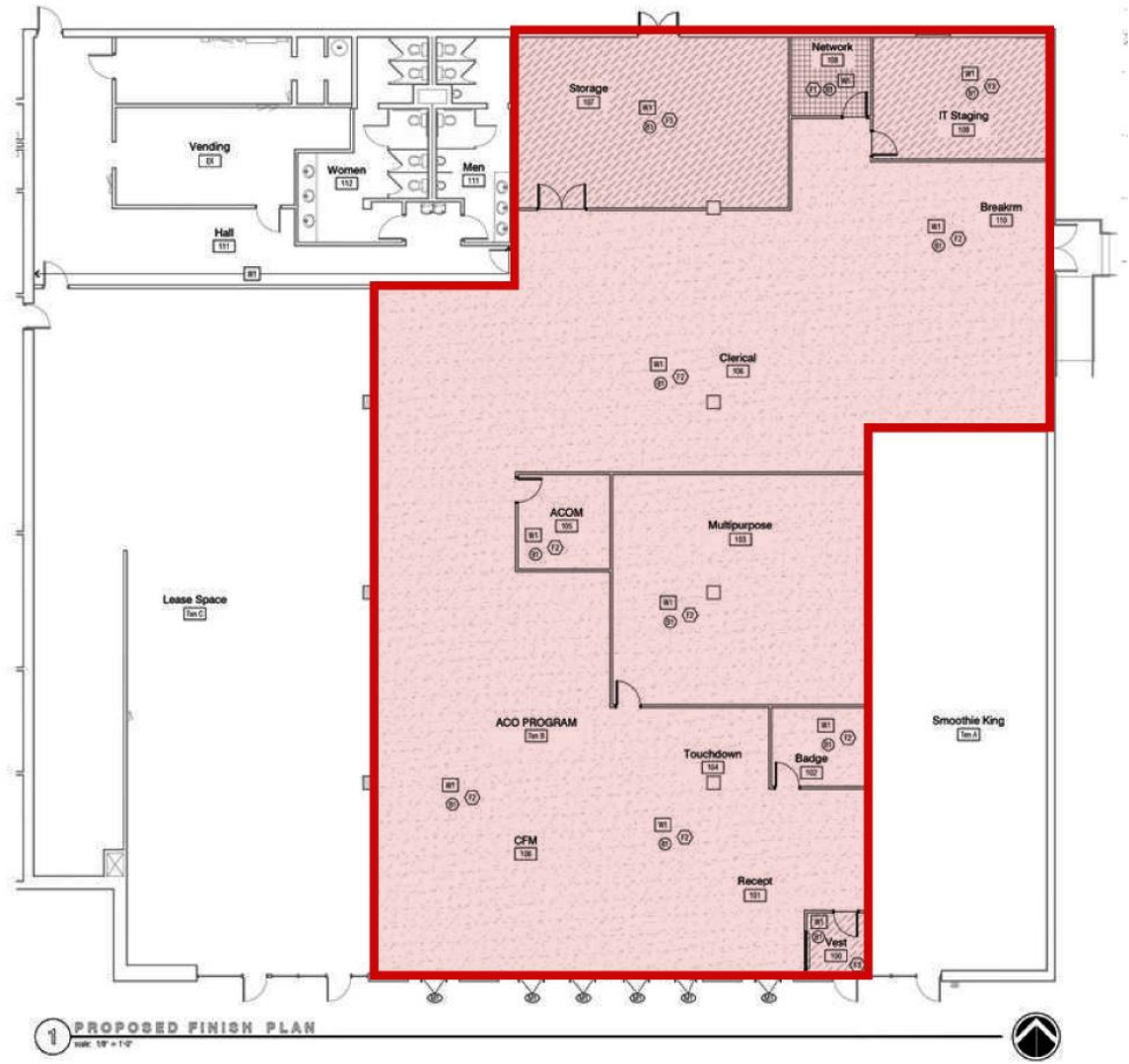


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615 B



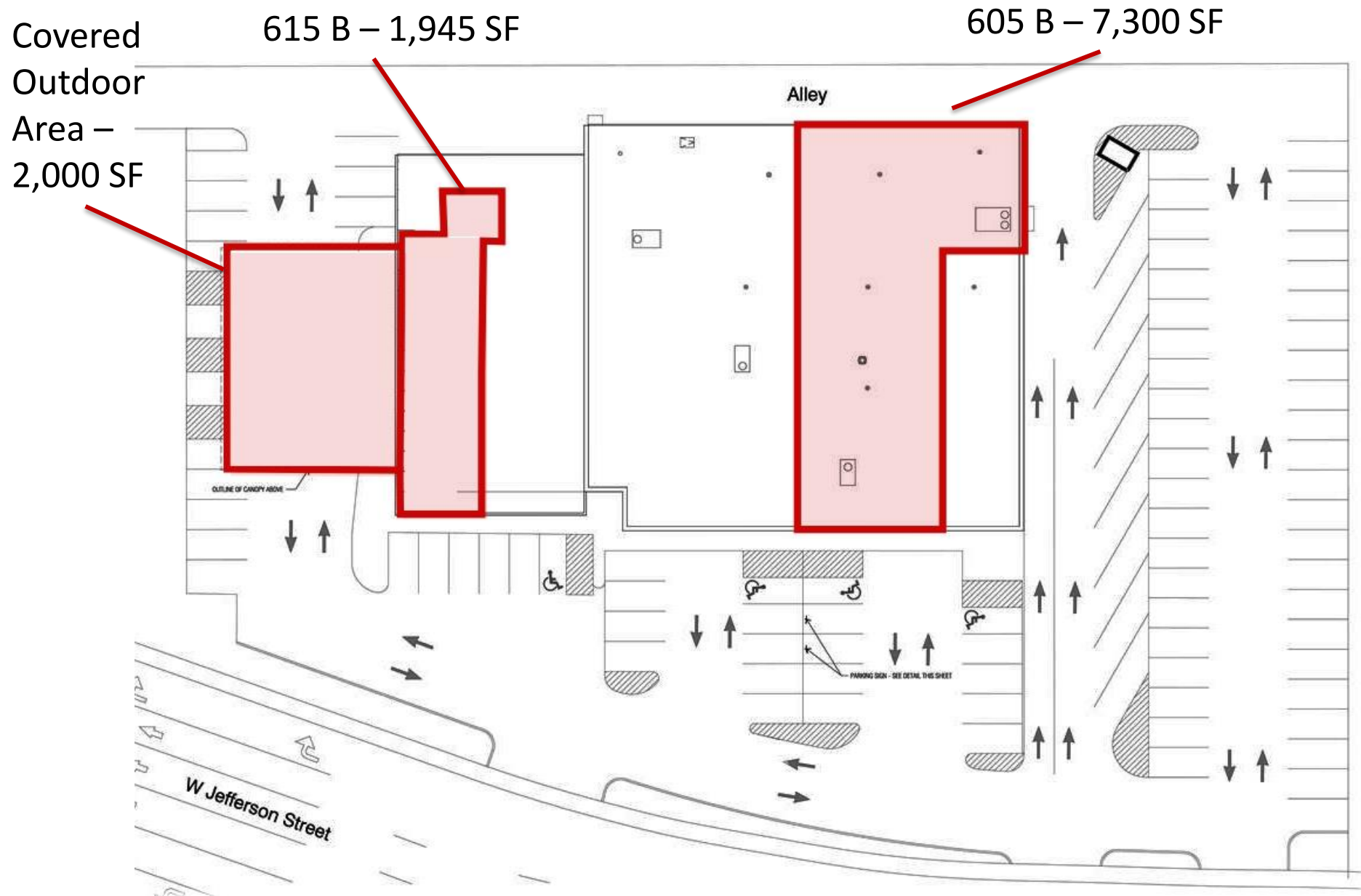
605 B



SITE PLAN



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INTERIOR PHOTOS



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605 B – 7,300 SF



INTERIOR PHOTOS



**COLDWELL BANKER
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615 B – 1,945 SF



DEMOGRAPHICS



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POPULATION

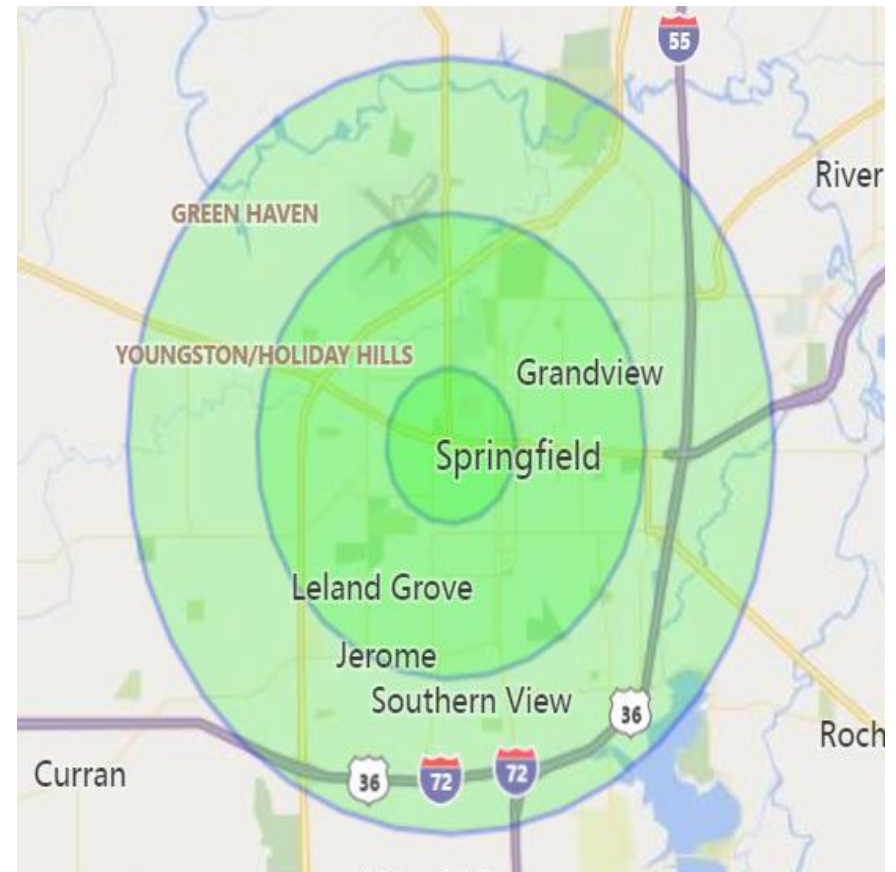
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	13,742	79,837	121,140
2021 Population	12,719	76,215	118,027
2026 Population (Projected)	12,645	75,566	118,299

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	6,035	34,226	52,262
2026 Households (Projected)	6,006	33,936	52,363

INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$26,358	\$29,383	\$32,137
2021 Median HH Income	\$41,753	\$50,487	\$57,049



CONTACT



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PROPERTY HIGHLIGHTS

- Fantastic Custom Built Office Space
- End-Cap Space with Covered Outdoor Dining
- Newly Remodeled Building
- High End Finishes
- Mostly Open Layouts
- Controlled Access
- Ample Parking