

# OFFERING MEMORANDUM

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

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Brokerage

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# OVERVIEW

## PROPERTY OVERVIEW

Subject Property is a 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.

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	\$12.50/SF NNN
AVAILABLE SPACE	7,300 SF
LOT SIZE (ACRES)	1.84 AC
TAX PIN	14-28.0-454-044
ZONING	B-1

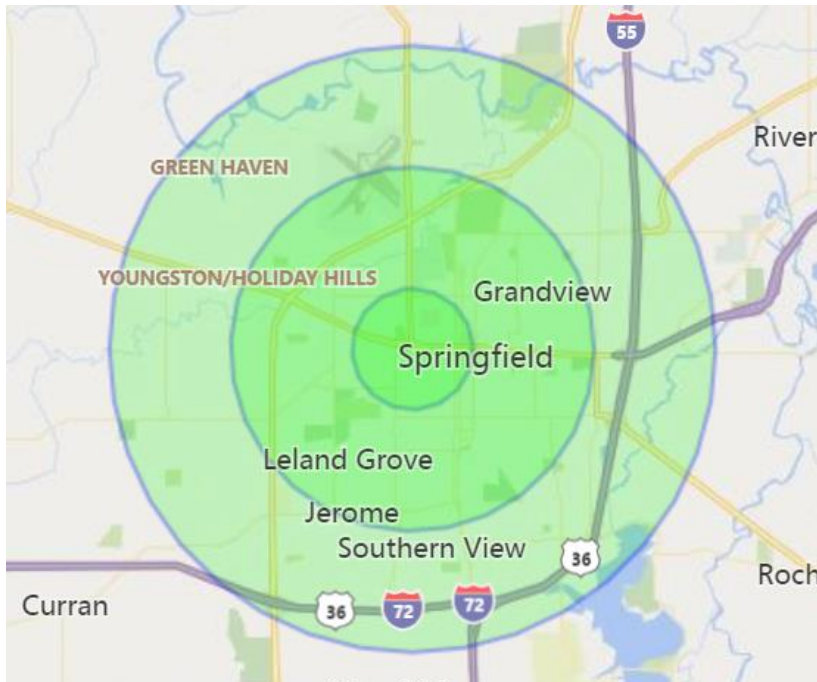




## AREA OVERVIEW

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)	13,636	79,589	121,459
2020 Population	13,343	77,770	119,887
2025 Population (Projected)	13,274	77,054	119,723

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	6,450	34,795	53,199
2025 Households (Projected)	6,462	34,693	53,483

### INCOME

	1-MILES	3-MILES	5-MILES
2020 Per Capita Income	\$29,418	\$32,110	\$34,927
2020 Median HH Income	\$37,365	\$47,890	\$54,425



# LOW AERIAL



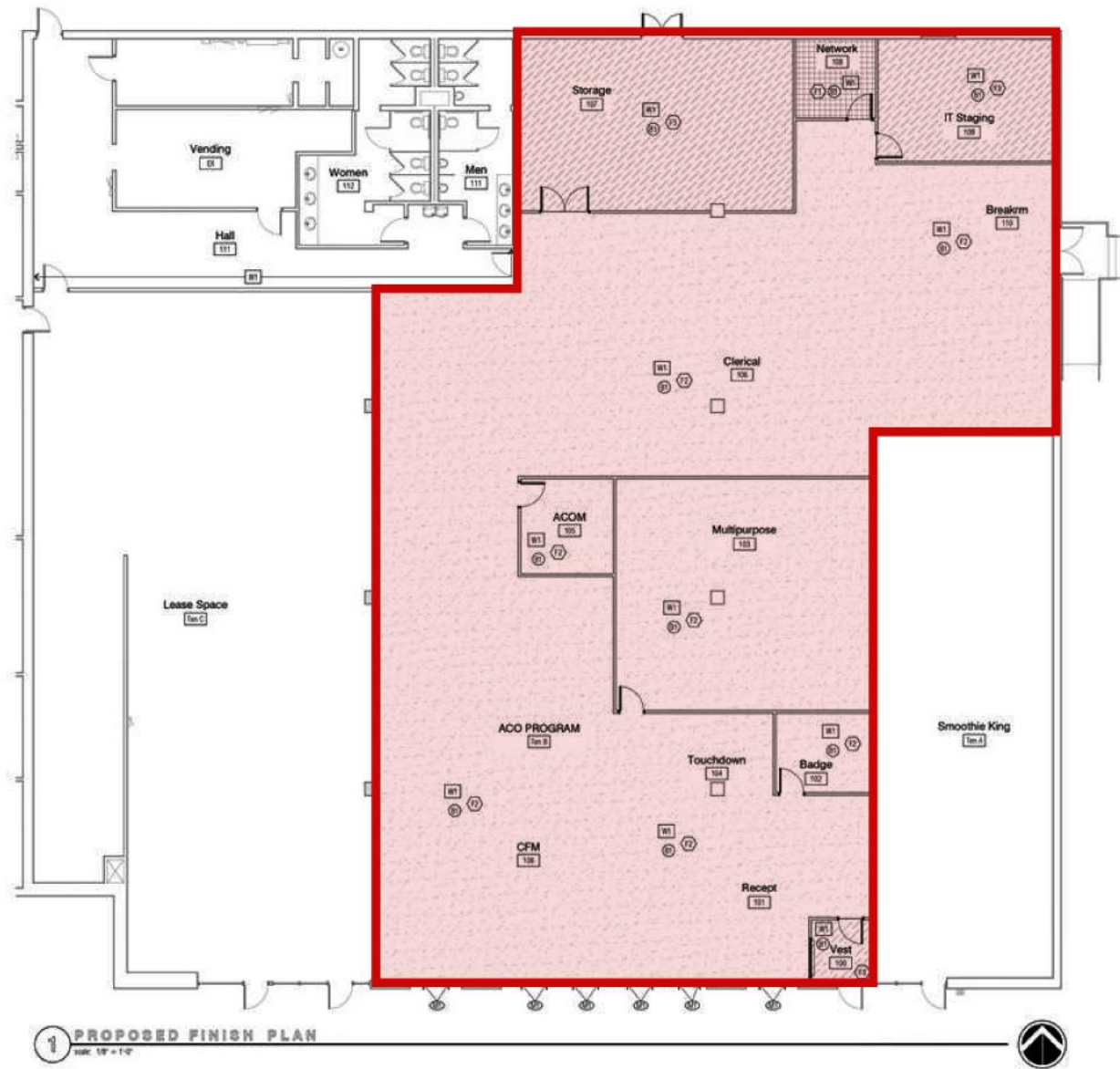


# HIGH AERIAL

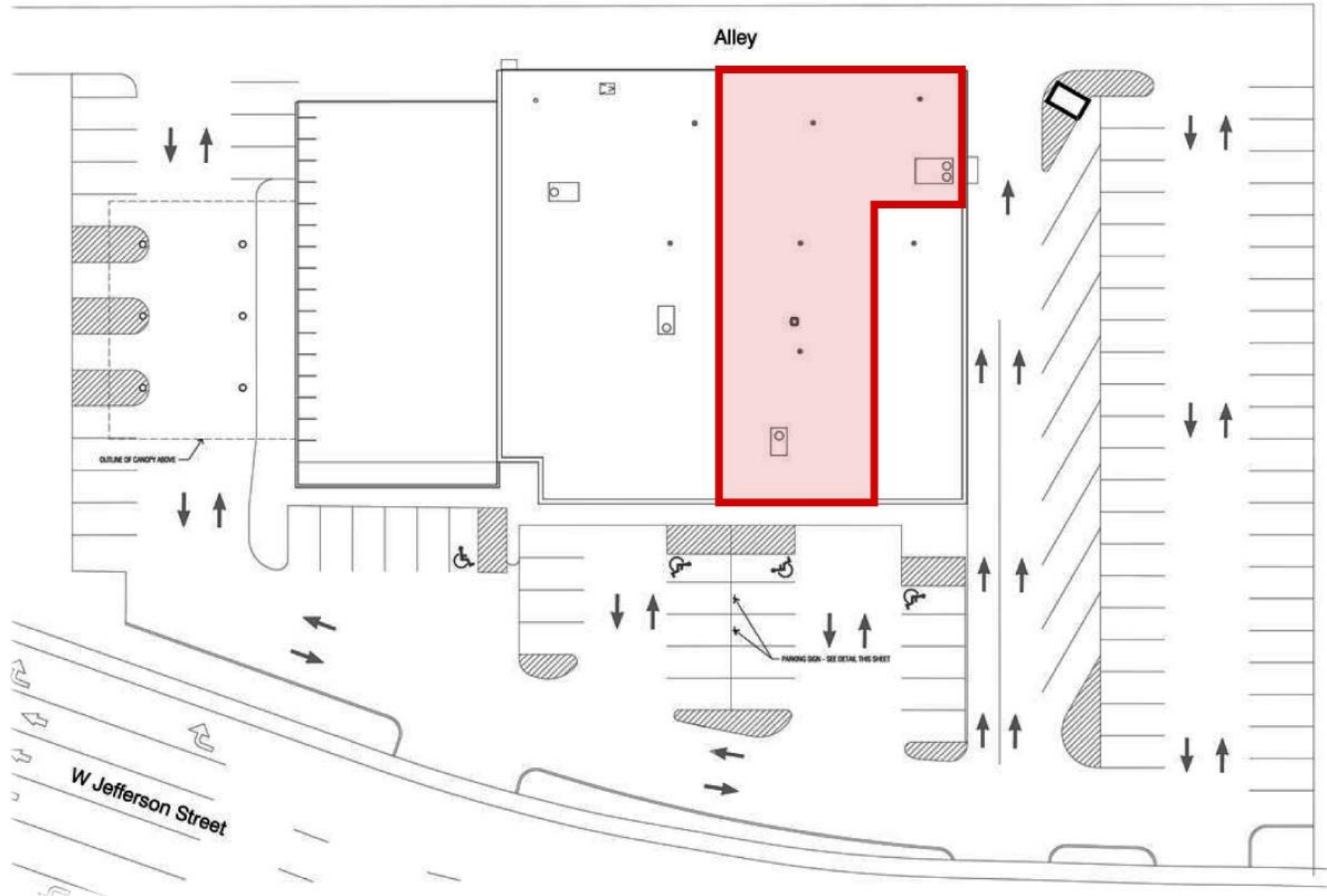




# FLOOR PLAN



# SITE PLAN





# CONTACT



## BLAKE PRYOR

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### CBCDR MAIN OFFICE

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## PROPERTY HIGHLIGHTS

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