## **OFFERING MEMORANDUM**



**3501 Constitution Dr Springfield**, IL 62711

Greene & Bradford Office Building For Lease

#### **AVAILABLE**

Whole Building: 11,356 SF
North Section: 5,541 SF
South Section: 3,786 SF

#### **BLAKE PRYOR**

Senior Advisor

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### **USE AGREEMENT**



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### **OVERVIEW**



Whole Building (11,356 SF) – the property has plenty of windows that offer natural light and a flexible floor plan to allow for multiple layouts. The current floor plan includes a secure foyer, professional lobby/waiting area with attached receptionist room, 20 private offices or work rooms, 2 large open work areas, a kitchen/break room, a print/copy room, multiple storage rooms (1 fire rated with block walls and a concrete ceiling), 4 ADA-compliant restrooms (2 multi-stall, 2 single-stall), and a heated garage with 4-10't x 9'w overhead drive-in doors. There is an oil separator in the floor of the garage.

North Section (5,541 SF) – the north side of the building comes with 13 private offices, a large open area which would be perfect for workstations or meetings, 1 storage room, and 1 private restroom. The tenant would have access to the kitchen/break room, 3 restrooms, copier room, conference room, and the lobby/reception in the common area.

**South Section (3,786 SF)** – the south side of the building comes with 9 private offices, 1 storage room, and a large open area which would be perfect for workstations or meetings. The tenant would have access to the kitchen/break room, 3 restrooms, copier room, conference room, and the lobby/reception in the common area.

The property is a freestanding office building located within a ½ mile radius of Interstate 72, Route 4/Veterans Pkwy, and Wabash Ave on the southwest side of Springfield. The location benefits from a quiet, low-traffic area but is still minutes away from complementary businesses (O'Shea Builders, Blue Cross Blue Shield, Mayflower moving and storage, and Henson Robinson Company), and several shopping and restaurant attractions (Walmart, Target, Aldi, and Starbucks among many others).

#### **PROPERTY INFORMATION**

ADDRESS	3501 Constitution Dr, Springfield, IL 62711
AVAILABLE SPACE	3,786 – 11,356 SF
LEASE RATE	\$15.00 / SF / Modified Gross
ZONING	I-1, Light Industrial District
YEAR BUILT	1993





## **AERIAL**





## **EXTERIOR PHOTOS**











### WHOLE BUILDING – 11,356 SF















### WHOLE BUILDING - 11,356 SF









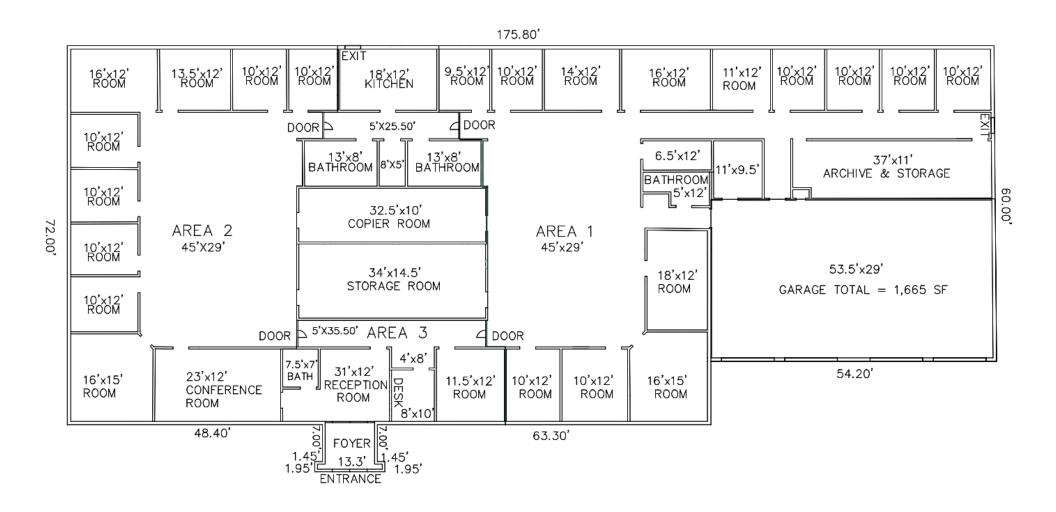




## **FLOOR PLAN**



#### WHOLE BUILDING FLOOR PLAN





### NORTH SECTION - 5,541 SF











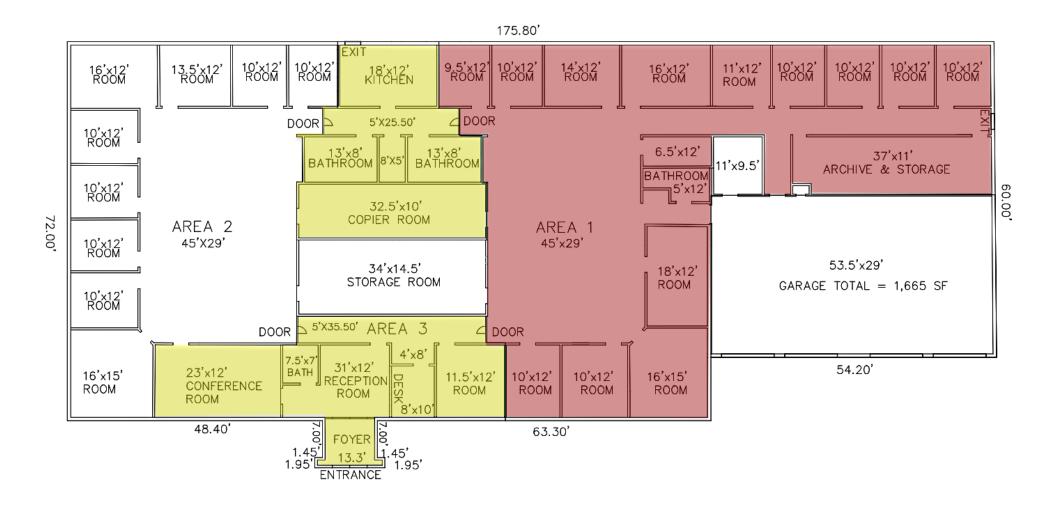


## **FLOOR PLAN**



#### **NORTH SECTION FLOOR PLAN**

Rental Space
Common Area





### **SOUTH SECTION – 3,786 SF**











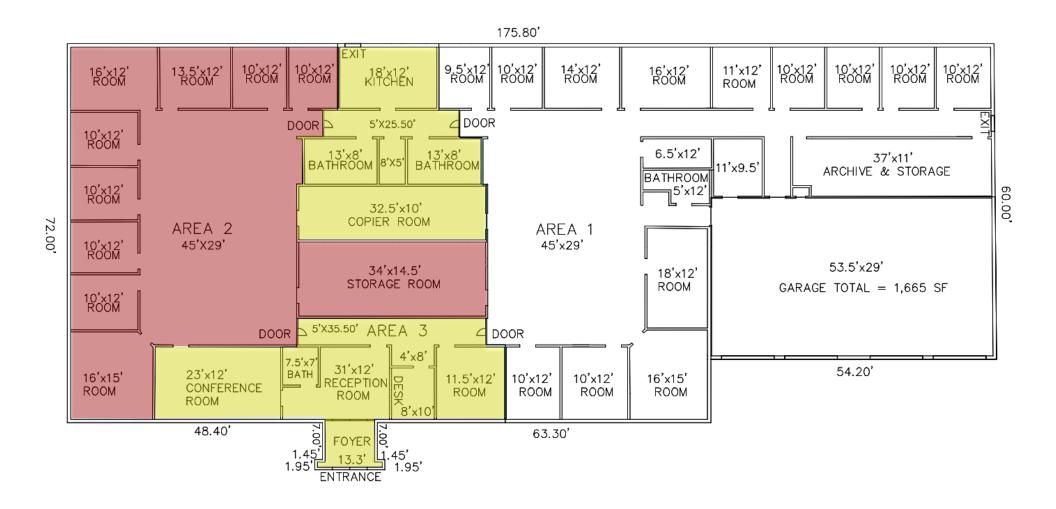


## **FLOOR PLAN**



#### **SOUTH SECTION FLOOR PLAN**

Rental Space
Common Area



## **CONTACT**





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#### **PROPERTY HIGHLIGHTS**

- Flexible Floor Plan/Multiple Layouts
- Natural Light
- Heated Garage

- ½-mile Radius of Interstate/Major Roads
- Quiet Low-Traffic Location
- Near Shopping, Restaurants, Amenities

