

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

828 S. 2nd St
Springfield, IL 62704

**Office Suites at the Penta
Building For Lease**

BLAKE PRYOR, CCIM

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USE AGREEMENT



COLDWELL BANKER
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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) welcomes you to view these exceptional office suites for lease at the Penta Building, ideally located near the Capitol Complex in Springfield, IL.

First Floor Suites

Suite 101:

- Features 3 individual furnished offices, one of which is window-facing.
- Lease Rate includes utilities, janitorial, and community WiFi
- Access to a common break room.
- Ideal for small businesses, governmental entities, or self-employed professionals seeking a convenient location.

Suite 102:

- Open Floor Plan Ready for Occupancy
- Perfect for collaborative meetings and an open work environment
- The Landlord is open to facilitating tenant-specific build-outs for the right lease terms.

Second Floor Suites

Suite 201 and Suite 202:

- Both feature open floor plans with finished ceilings, ready for your choice of floor covering.
- Suite 201 includes an additional room ideal for storage, an IT closet, or other uses.
- The Landlord is open to facilitating tenant-specific build-outs for the right lease terms.
- Could be leased or separately together (4,887 SF)

Third Floor Suite

Suite 302:

- Open Floor Plan Ready for Occupancy
- Perfect for collaborative meetings and an open work environment
- The Landlord is open to facilitating tenant-specific build-outs for the right lease terms.

PROPERTY INFORMATION

ADDRESS

828 S. 2nd St, Springfield, IL 62704

AVAILABLE SPACE & LEASE RATE

1st Floor

Suite 101A – \$485/ MO / Gross

Suite 101F – \$485/ MO / Gross

Suite 101G – \$485/ MO / Gross

Suite 102 – \$13.50/ SF / Mod Gross

2nd Floor

Suite 201 – \$13.50/ SF / Mod Gross

Suite 202 – \$13.50/ SF / Mod Gross

3rd Floor

Suite 302 – \$13.50/ SF / Mod Gross

ZONING

R-5b, General Office District

YEAR BUILT | REMODELED

1977 | 2015

PARKING

74 Spaces

Building Amenities:

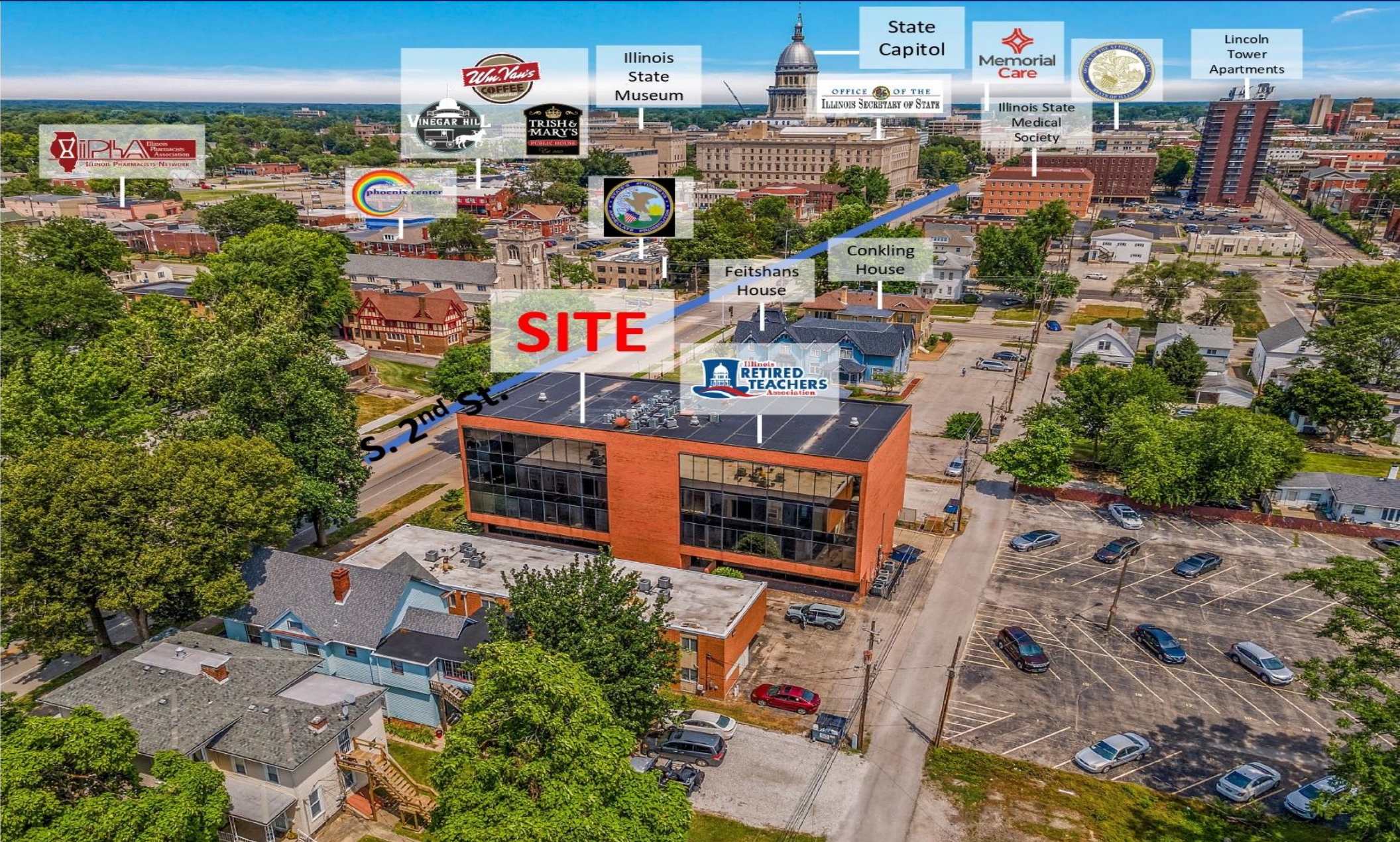
- **Parking:** Abundant, off-street parking assigned to the Penta Building for all tenants and their guests.
- **Common Areas:** Each floor has immaculate common areas with ADA-compliant restrooms
- **Elevator Access:** A passenger elevator provides easy access to all floors.
- **On-Site Management:** The Illinois Retired Teachers Association (IRTA) Foundation, occupying the fourth floor, oversees the building and ground maintenance. Also, they allow tenants to use their boardroom upon request.

The Penta Building offers ample frontage on S. 2nd St., south of Downtown Springfield and near the Springfield Clinic Main Campus. Enjoy proximity to historic landmarks such as The Governor's Mansion, Lincoln Home National Historic Site, the Old State Capitol, and the Illinois State Museum. Join a unique and culturally rich environment that enhances your business presence.

AERIAL



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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First Floor

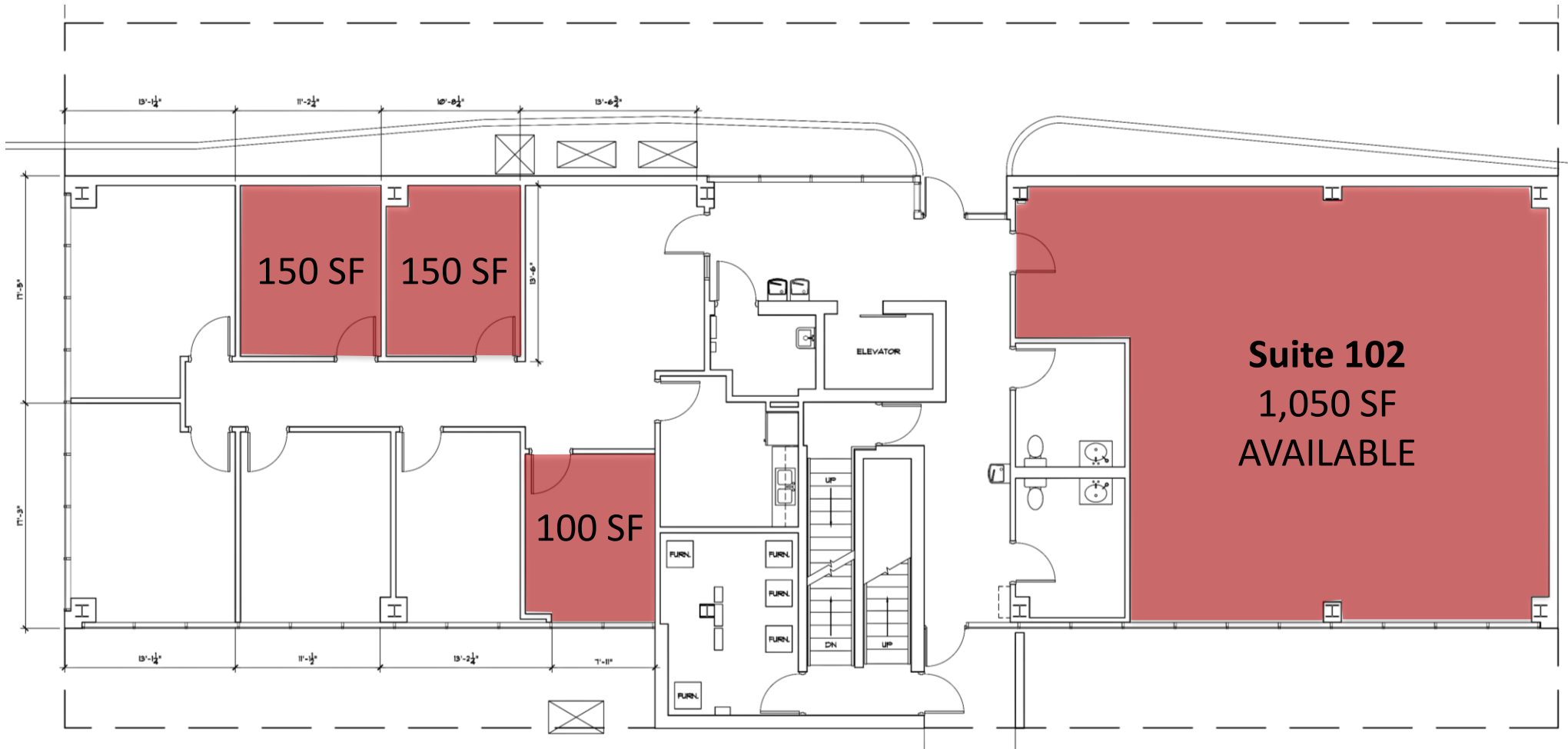


FLOOR PLAN



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First Floor



INTERIOR PHOTOS

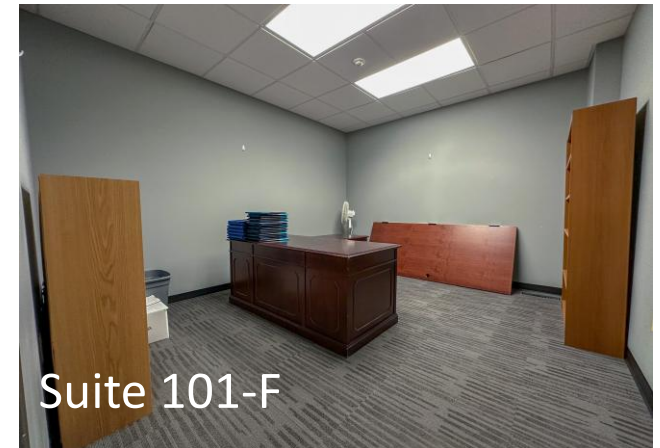


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First Floor



Suite 101-A



Suite 101-F



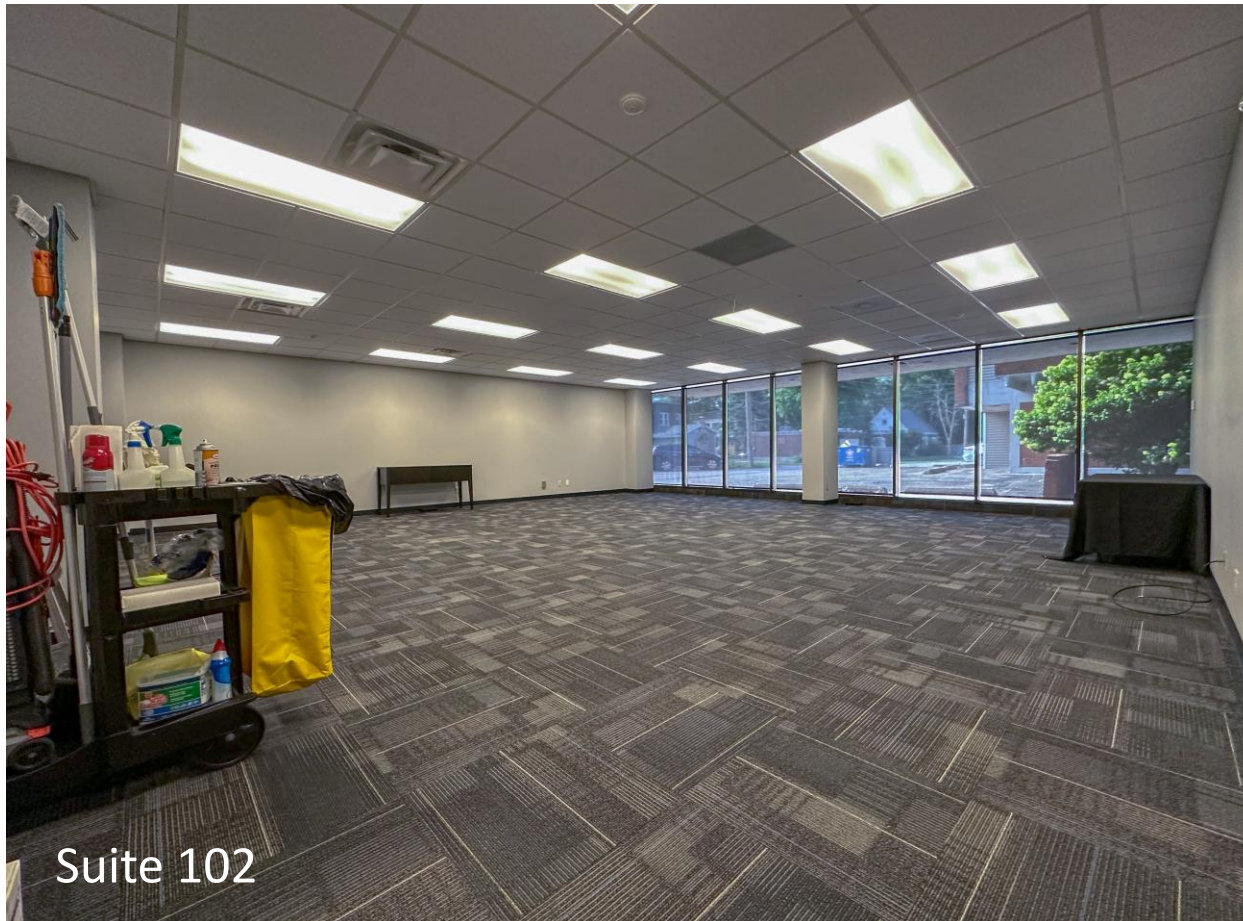
Suite 101-G

INTERIOR PHOTOS



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First Floor



INTERIOR PHOTOS



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Second Floor



FLOOR PLAN



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Second Floor



INTERIOR PHOTOS



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Second Floor



INTERIOR PHOTOS



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Second Floor



INTERIOR PHOTOS



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Third Floor



FLOOR PLAN



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Third Floor

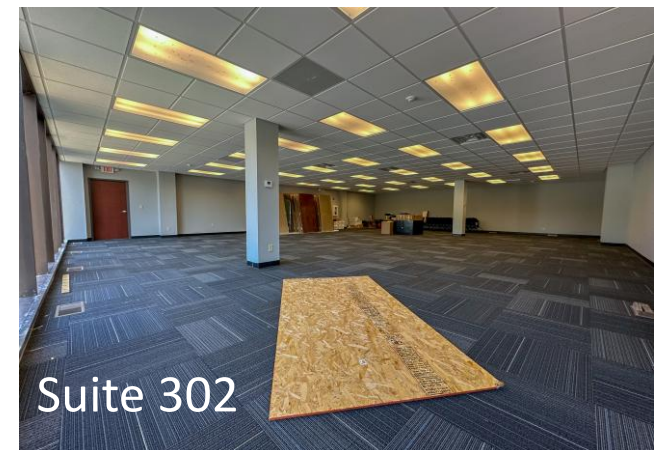
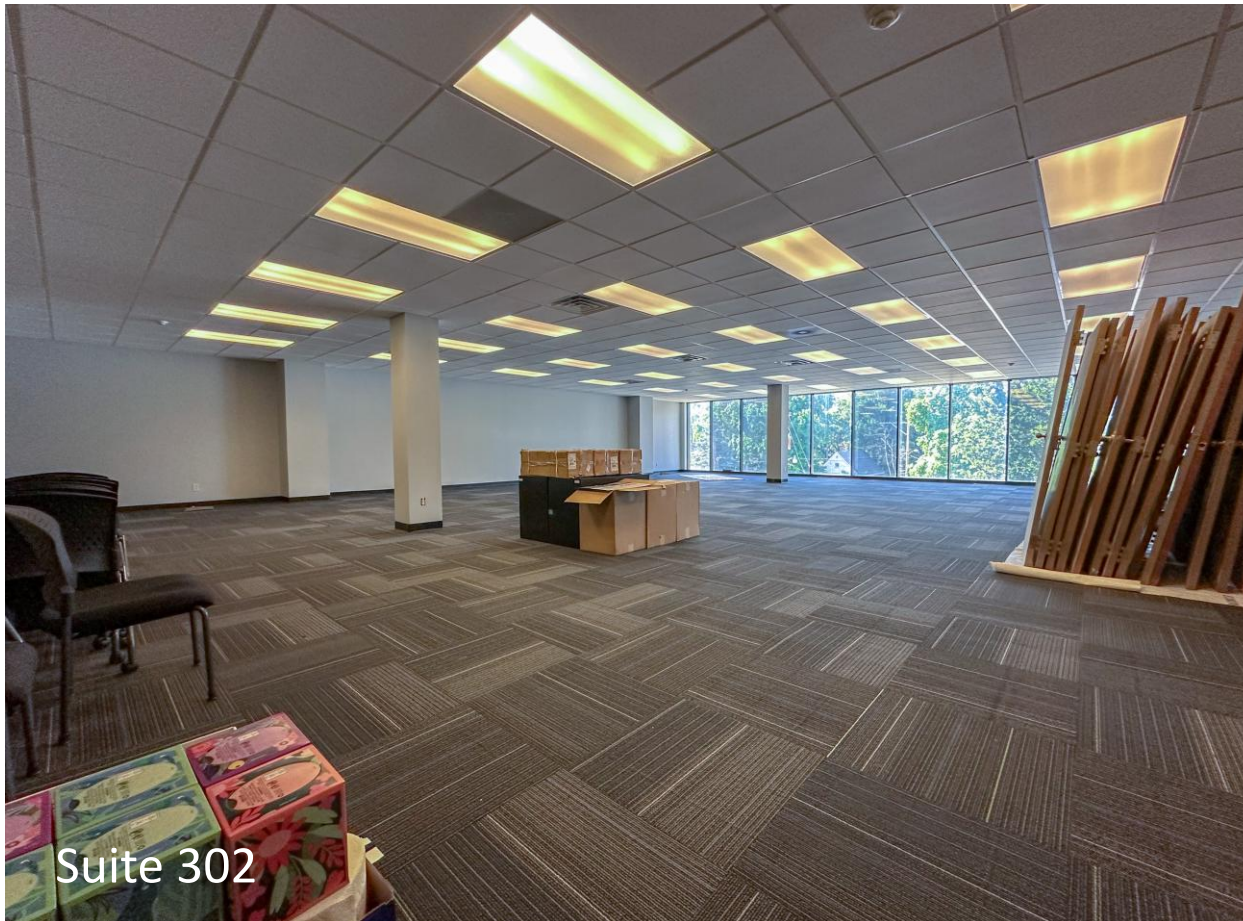


INTERIOR PHOTOS



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Third Floor



CONTACT



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CBCDR SPRINGFIELD OFFICE

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PROPERTY HIGHLIGHTS

- Exceptional Office Suites
- Landlord Open to Modifications
- Ample Parking
- Near Downtown & Capitol Complex
- On-Site Management
- Ideal for Govt, Professional Office User