

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2475 W. Monroe St**  
**Springfield, IL 62704**

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**Prairie Engineers Office  
Building For Lease**

**AVAILABLE**

**2<sup>nd</sup> Floor: 3,300 SF**

**BLAKE PRYOR, CCIM**

Vice President

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DEVONSHIRE REALTY**  
Springfield, IL  
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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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# OVERVIEW



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## PROPERTY OVERVIEW

Unlock exceptional office space at the Prairie Engineers building, presented by Coldwell Banker Commercial Devonshire Realty (CBCDR). Ideal for businesses seeking flexibility and high-quality facilities, this prime location offers customizable leasing options for the southwest part of the second floor.

The southwest second floor offers 10 private offices, a small conference room, and plenty of storage, all equipped with high-speed fiber internet for fast and reliable connectivity. The common area has a shared reception, kitchenette, and restrooms.

With flexible leasing terms and options to customize the space, this is an opportunity you don't want to miss!

Located on Springfield's thriving west side, this office space is nestled in an office park that includes well-known companies like Levi, Ray & Shoup (LRS) and RE/MAX Professionals. With easy access to IL-4/Veterans Pkwy and its 24,200 daily traffic count, this space offers outstanding convenience and value for businesses looking to expand or establish their presence.

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## PROPERTY INFORMATION

ADDRESS	2475 W. Monroe St, Springfield, IL 62704
AVAILABLE SPACE	Southwest 2 <sup>nd</sup> Floor – 3,300 SF
LEASE RATE	\$14.00 / SF / Modified Gross
ZONING	R-5c, Office District
YEAR BUILT	1988
PARKING	70 Spaces



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# AERIAL



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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## SECOND FLOOR – 3,300 SF



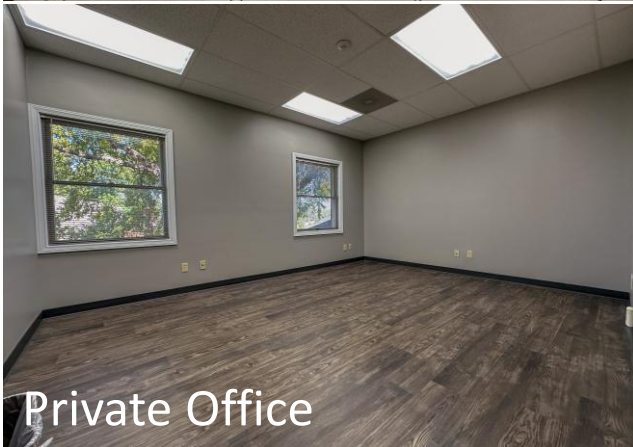
Common Reception



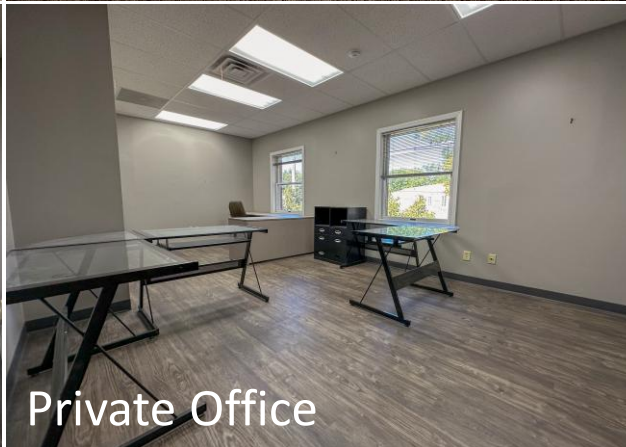
Private Office



Conference Room



Private Office



Private Office



Private Office

# INTERIOR PHOTOS



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## SECOND FLOOR – 3,300 SF



Common Kitchenette



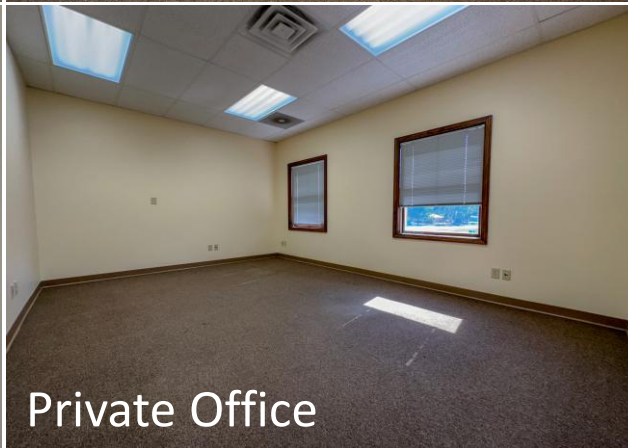
Private Office



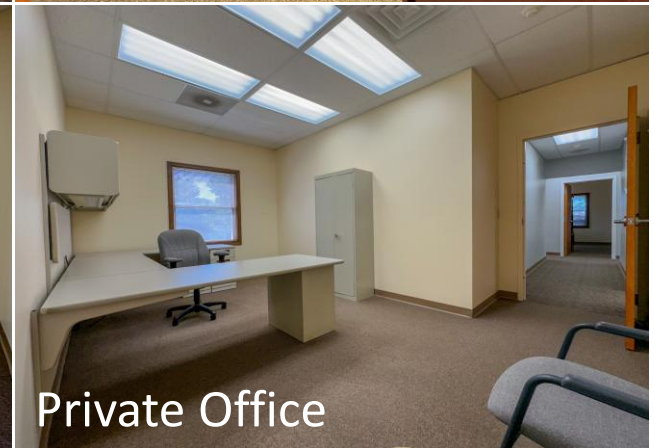
Private Office



Private Office



Private Office



Private Office



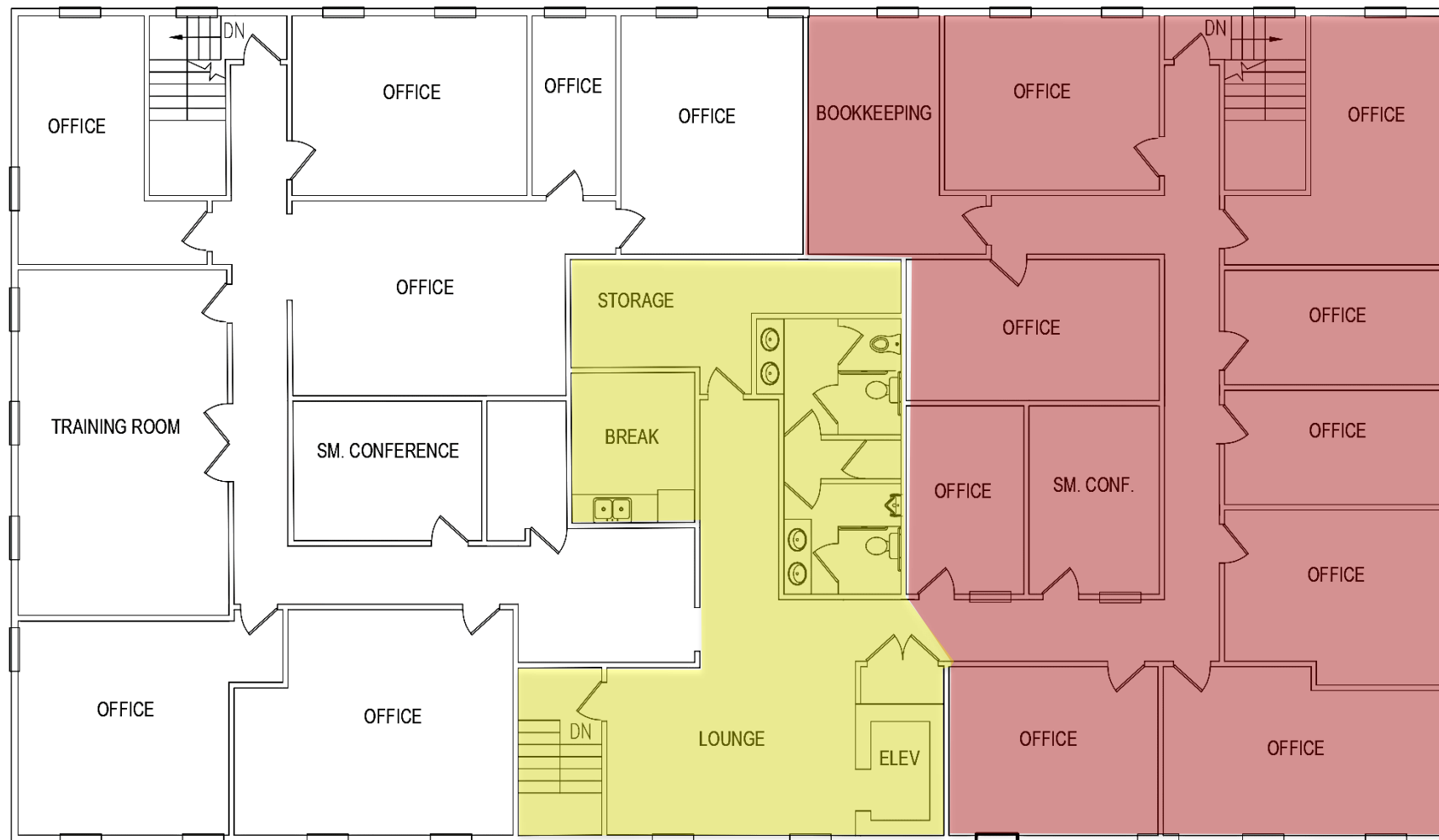
# FLOOR PLAN



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## SECOND FLOOR – 3,300 SF

■ Rental Space  
■ Common Area





# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

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



## PROPERTY HIGHLIGHTS

- High-Quality Facility
- Flexible Floor Plan/Layout
- Natural Light
- Live, High Speed Fiber Internet
- Thriving West Side Location
- Ample Parking