

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**3330 Ginger Creek Dr
Springfield, IL 62711**

**Ginger Creek Office Park West
Side Office Space For Lease**

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



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Springfield, IL

217-547-6650

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present a prime professional office space for lease in the highly sought-after Ginger Creek Office Park, ideally situated on Springfield's thriving west side.

Previously occupied by a federal government agency, this well-maintained and gently used suite will be available August 2025. Located on the southeast side of the property, the suite features a private entrance leading into a secure vestibule with a sliding glass reception window—ideal for businesses seeking both privacy and professionalism. The interior layout is functional and flexible, including: a welcoming reception area, up to 5 private offices, a spacious conference room, a kitchenette, and a dedicated area for printing, copying, or storage.

Shared restrooms, renovated in 2019, are just steps away and maintained by the property owner. Tenants are responsible for utilities, janitorial services, data/internet, and interior suite maintenance. For qualified, long-term tenants, the Landlord is open to making interior updates to suit your business needs. Current co-tenants include established professionals such as Broadway Graham Wealth Advisors and Saric Consulting.

Ginger Creek Office Park is home to a variety of professional and healthcare businesses, including Andrews Engineering and Mill Creek Alzheimer's Special Care Center. The park offers easy access to Veterans Parkway (Route 4)—Springfield's primary commercial corridor—and is just minutes from Interstate 72. The surrounding area features a mix of upscale residential neighborhoods, shopping, and dining options, making this an ideal and convenient location for your business and clients alike.

PROPERTY INFORMATION

ADDRESS	3330 Ginger Creek Dr, Suite B, Springfield, IL 62711
AVAILABLE SPACE	2,022 SF
LEASE RATE	\$17.00 / SF / Modified Gross
ZONING	OFF, Office District
YEAR BUILT	2003



HIGH AERIAL



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LOW AERIAL



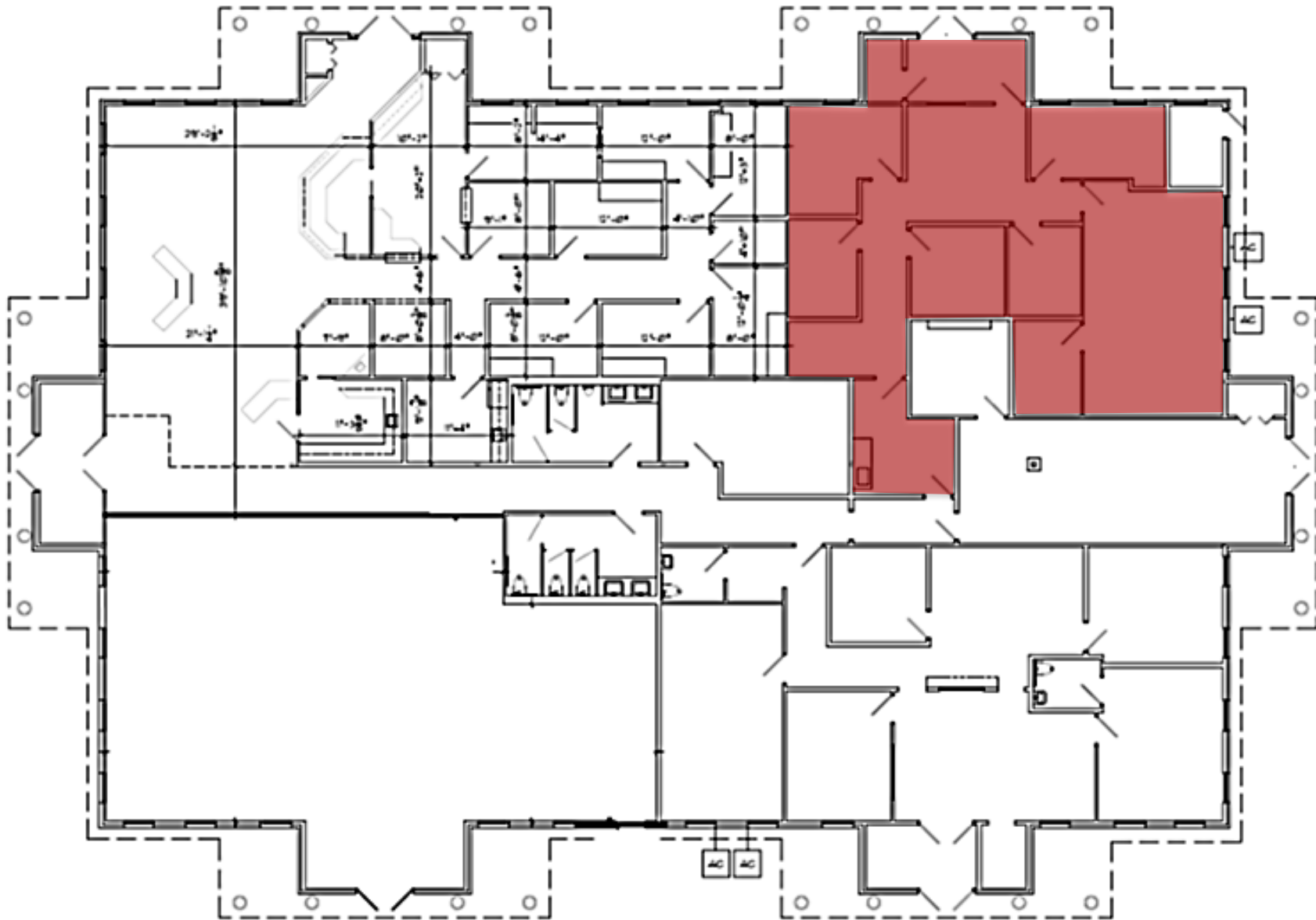
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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CONTACT



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CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Well-Maintained & Gently Used Space
- Private Entrance
- Landlord Willing to Make Updates
- Upscale Office Park Development
- Minutes from Main Thoroughfare
- Near High-End Residential, Commercial