

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



USE AGREEMENT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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 is located on the southeast side of the property, and 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	\$2,500 / MO / Modified Gross
ZONING	OFF, Office District
YEAR BUILT	2003



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

HIGH AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



LOW AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Corner
Pub &
Grill



Fresenius
Kidney
Care



Mill Creek
Alzheimer's
Special Care
Center

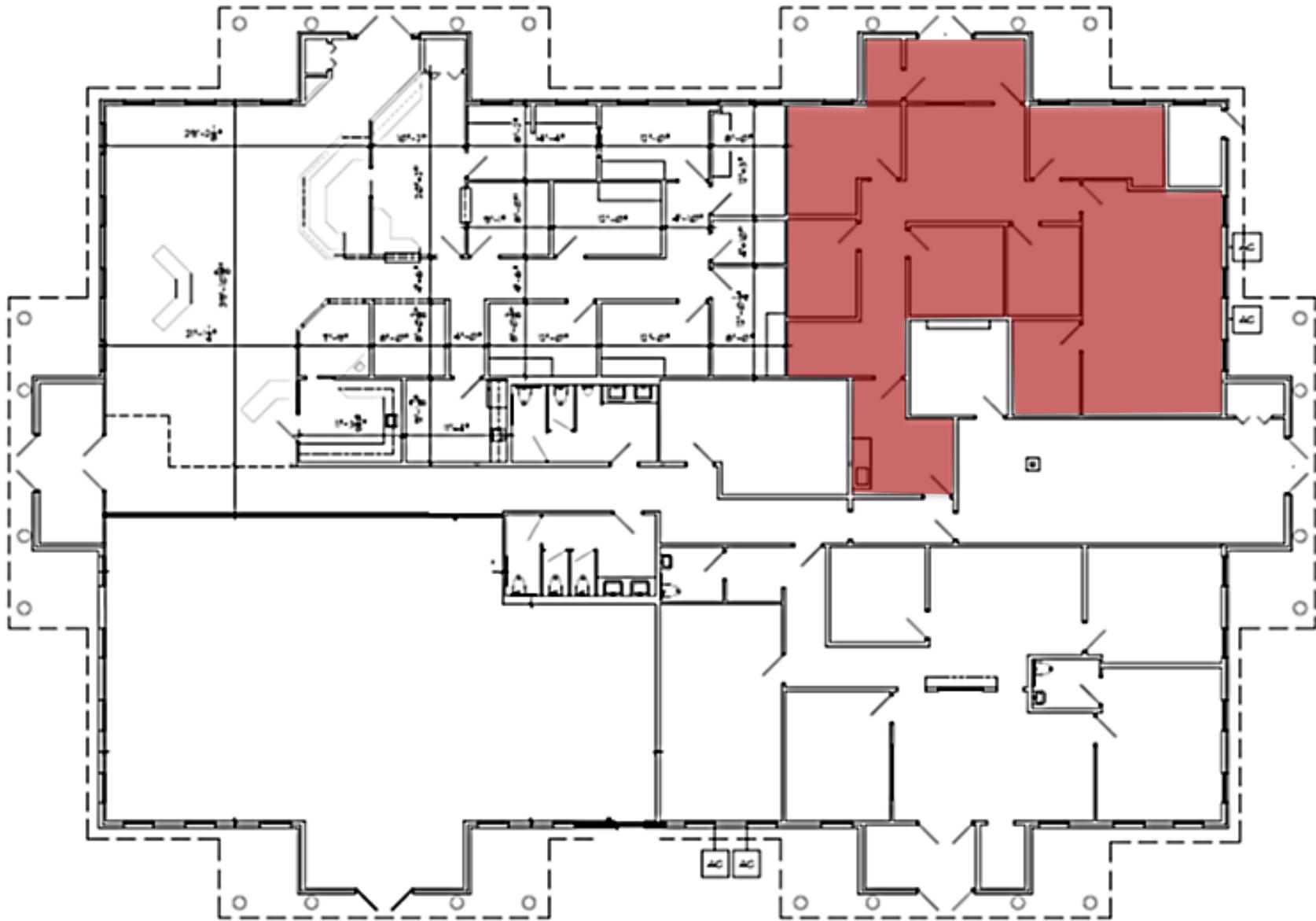
Andrew's
Engineering

SITE

FLOOR PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



EXTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbsdr.com

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