

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

615 S. 2nd St
Springfield, IL 62704

Iconic Tudor Revival Style
Office Building Near Capitol
Complex and Medical District
For Sale

BLAKE PRYOR, CCIM

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DEVONSHIRE REALTY

Springfield, IL

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty is proud to present a rare opportunity to own an iconic Tudor Revival-style office building near the Illinois State Capitol, the Medical District, and the heart of Downtown Springfield.

As you approach the building, the architecture immediately sets it apart—classic Tudor details like timber framing, stone accents, bay windows, and rounded corner towers give it a distinctive, historic feel. The curb appeal is undeniable.

Step inside **the first floor**, and you are welcomed by a secure reception area. Just off the lobby is a large corner meeting room that's filled with natural light. Down the hall, you will find five private offices, each with windows, plus a full kitchen, a spacious mail room, two restrooms, and plenty of storage. Up on **the second floor**, the layout really opens up – there is an executive corner office with an adjoining assistant's office and another generous meeting room. You will also find eight more private offices with windows, two southwest executive offices (one with its own storage room), a kitchenette, and a large open area that works well for cubicles. Two more restrooms round out the floor. **The third floor** wraps around with fifteen private offices of various sizes. There's more open workspace, a kitchenette, and two restrooms. Across the street, a separate parcel includes 47 surface parking spaces, with 24 specifically reserved for this building—a big plus in this part of town.

The property has flexible zoning that allows commercial and residential uses. It is perfectly suited for **owner-users** looking for prestigious headquarters, **investors** looking to lease space to multiple tenants with strong layouts in place, and **developers** ready to meeting the growing demand for downtown housing.

Situated within walking distance of the Capitol, this property sits in the middle of a vibrant district surrounded by historic landmarks like the Governor's Mansion, the Lincoln Home National Historic Site, the Old State Capitol, and the Illinois State Museum. The area is a major hub for state and federal agencies, bringing a constant flow of professionals—and increasing demand for both office and residential space.

PROPERTY INFORMATION

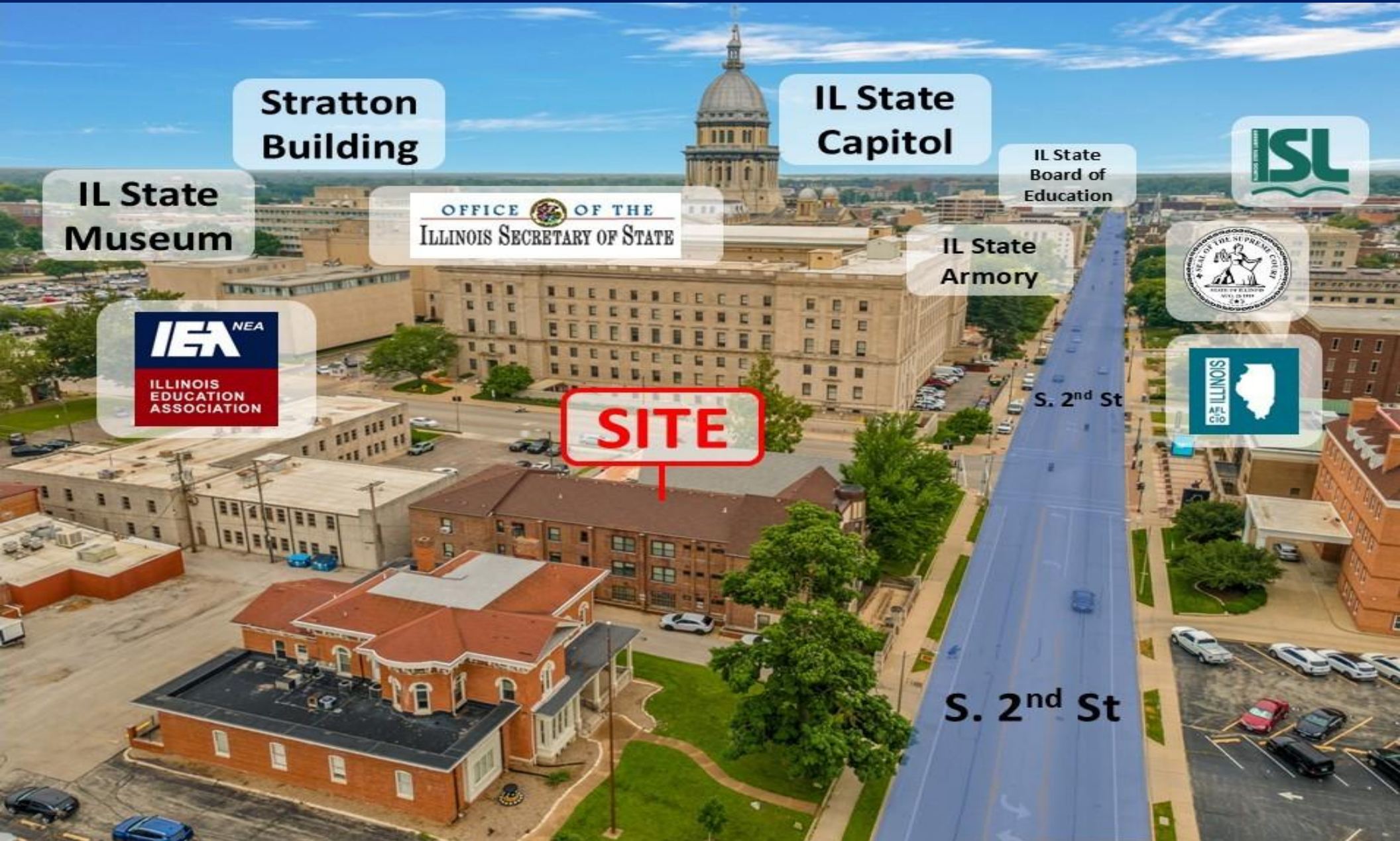
ADDRESS	615 S. 2 nd St, Springfield, IL 62704
AVAILABLE SPACE	17,204 SF
ASKING PRICE	\$550,000
ZONING	R-5b, General Residence & Office District
YEAR BUILT REMODELED	1920 1985
PARKING	24 Spaces
TAX PIN	14-33.0-284-019 & 14-34.0-154-025



AERIAL



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**Stratton
Building**

**IL State
Capitol**

**IL State
Museum**

OFFICE OF THE
ILLINOIS SECRETARY OF STATE

IL State
Board of
Education



IL State
Armory



SITE



S. 2nd St

S. 2nd St

EXTERIOR PHOTOS



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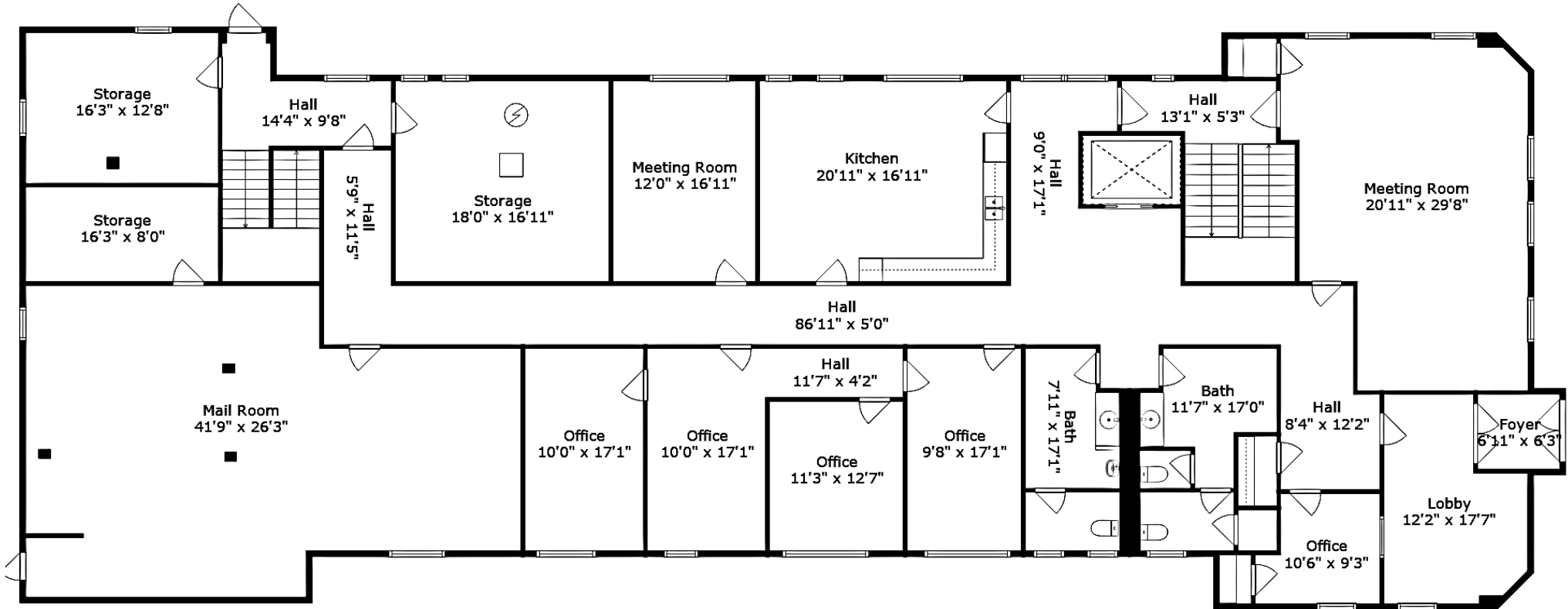


FLOOR PLAN



**COLDWELL BANKER
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First Floor



INTERIOR PHOTOS



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First Floor



FLOOR PLAN



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Second Floor



INTERIOR PHOTOS



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Second Floor

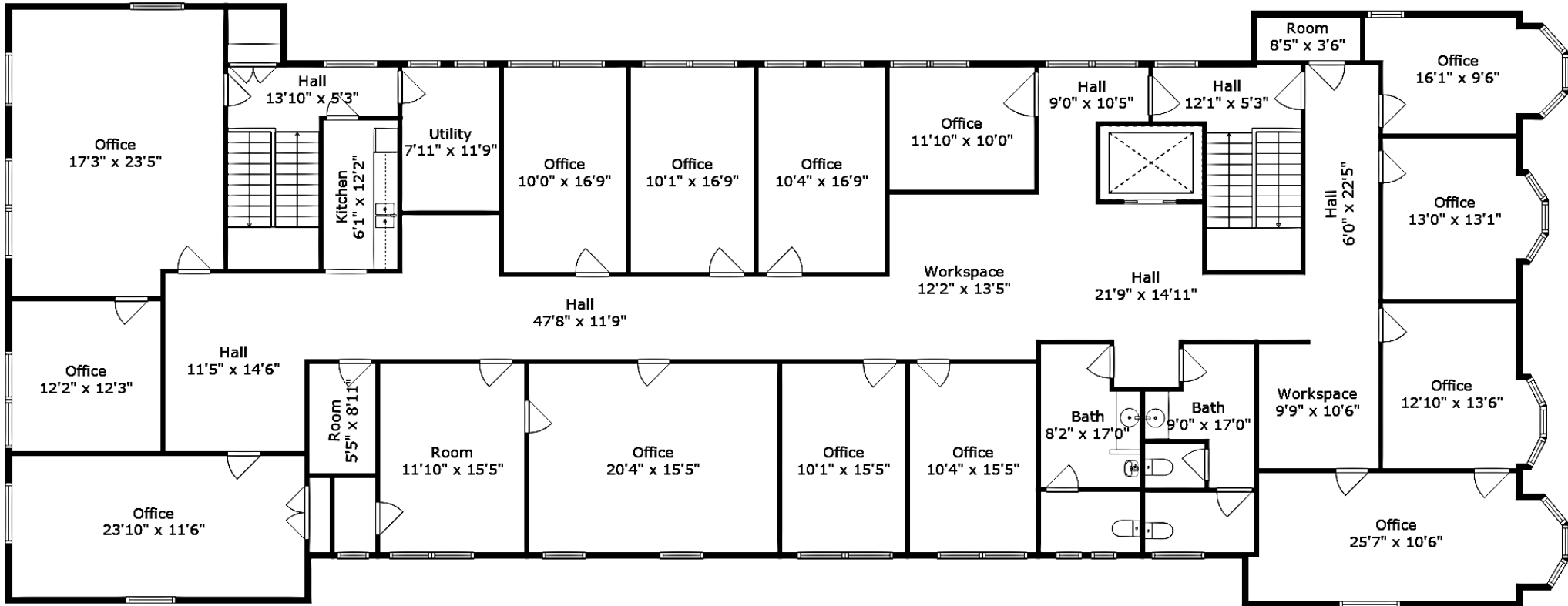


FLOOR PLAN



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Third Floor



INTERIOR PHOTOS



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Third Floor



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CONTACT



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CBCDR SPRINGFIELD

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PROPERTY HIGHLIGHTS

- Iconic Tudor Revival Architecture
- Near Capitol & Medical District
- Multi-Floor Office Layout
- Dedicated & Ample Parking
- Flexible Zoning
- High-Demand Govt & Tourism Corridor