

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**615 S. 2<sup>nd</sup> St**  
Springfield, IL 62704

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

**BLAKE PRYOR, CCIM**

Vice President

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# USE AGREEMENT



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REALTY

## CONFIDENTIALITY AND RESTRICTED 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 <sup>nd</sup> St, Springfield, IL 62704
AVAILABLE SPACE	17,204 SF
ASKING PRICE	\$900,000
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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Springfield, IL

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# EXTERIOR PHOTOS



**COLDWELL BANKER  
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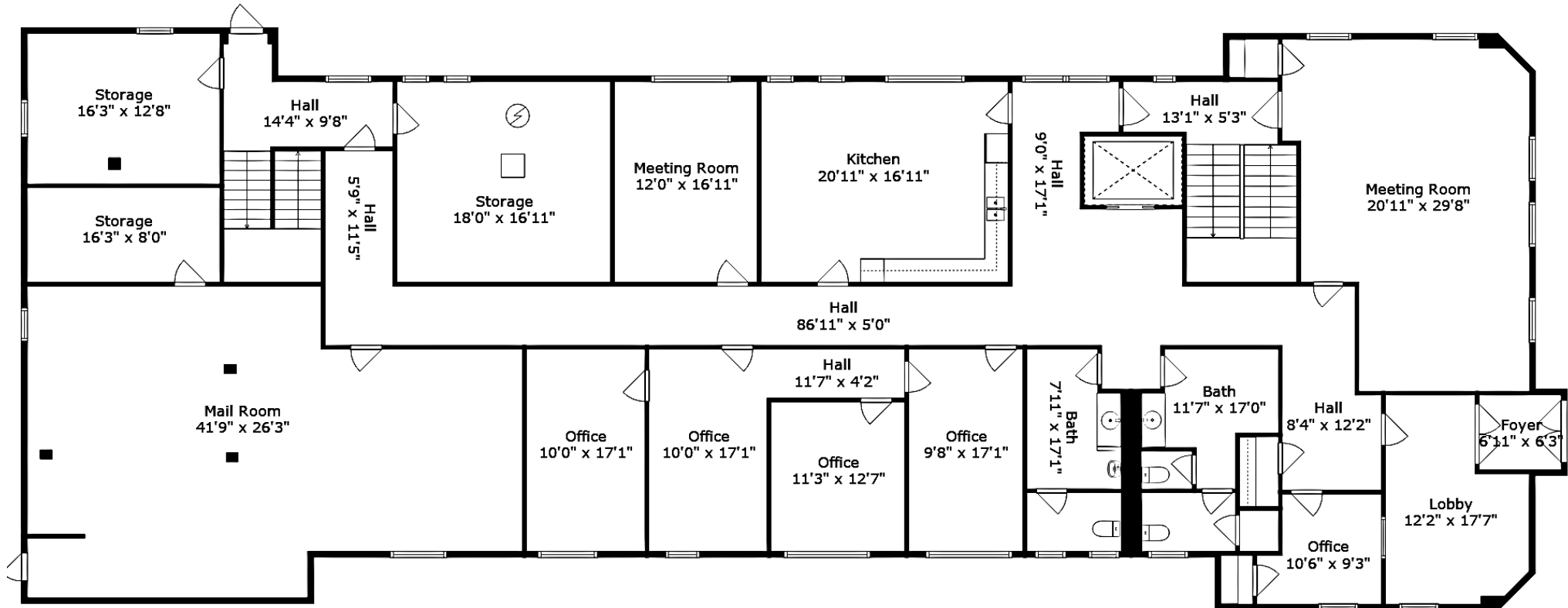


# FLOOR PLAN



**COLDWELL BANKER  
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## First Floor



# INTERIOR PHOTOS



**COLDWELL BANKER  
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## First Floor



# FLOOR PLAN



**COLDWELL BANKER  
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## Second Floor



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# INTERIOR PHOTOS



**COLDWELL BANKER  
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## Second Floor

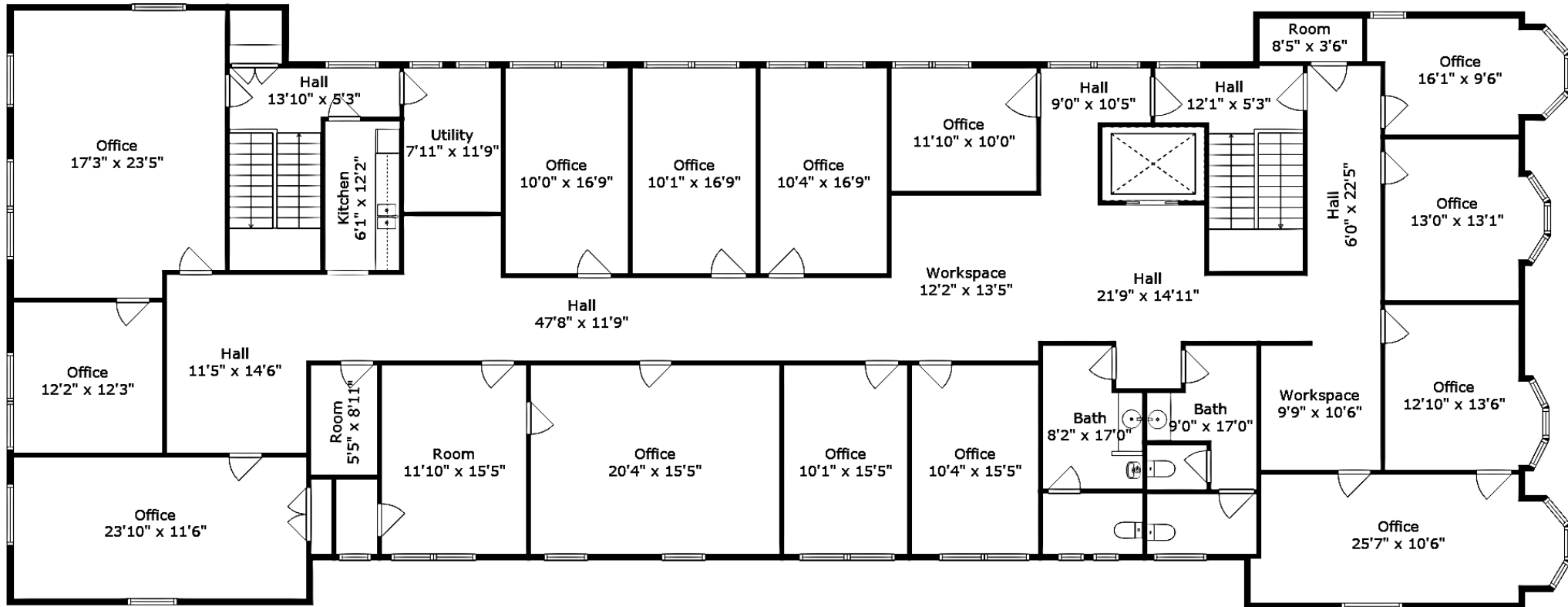


# FLOOR PLAN



**COLDWELL BANKER  
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## Third Floor



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## Third Floor



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# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

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



## PROPERTY HIGHLIGHTS

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