

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3330 Hedley Rd
Springfield, IL 62711

**Class A Office Suite in a
Suburban Office Park For
Lease**

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USE AGREEMENT



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty is pleased to present an exclusive leasing opportunity for discerning professionals: a Class A office suite located within a well-maintained suburban office park on the west side of Springfield, IL, featuring scenic pond views.

The suite offers direct exterior access and opens into a welcoming corridor leading to a highly functional layout ideal for professional or medical use. The space includes four perimeter offices with abundant natural light, three interior offices or exam rooms, a spacious private office or conference room overlooking the water, and a newly constructed private restroom.

Utilities, janitorial services, phone/data/internet, and routine interior maintenance are the responsibility of the Tenant. The Landlord is willing to consider additional improvements or modifications to accommodate the needs of a long-term, creditworthy tenant. Tenants will join a strong and diverse professional environment alongside established co-tenants such as Edward Jones, Diamond Residential Mortgage, and McCaffrey Health Center, with nearby neighboring users including Memorial Physicians and Behavioral Health Services, Benjamin F. Edwards & Co., USDA APHIS, Addus HomeCare, and BRANDT Global Headquarters, the preferred suppliers of fiber, fuel, and food to farmers, families, and communities in 48 US States and more than 45 countries.

Strategically positioned just minutes from Veterans Parkway / Route 4, one of Springfield's primary retail and commuter corridors with an average daily traffic count of approximately 29,400, the property offers exceptional accessibility. The location provides convenient access to Interstate 72, is surrounded by upscale residential neighborhoods, and lies within a vibrant trade area anchored by White Oaks Mall, White Oaks Plaza, Sam's Club, and a wide range of restaurants, retail, and professional services.

PROPERTY INFORMATION

| | |
|-----------------|--|
| ADDRESS | 3330 Hedley Rd, Suite D, Springfield, IL 62711 |
| AVAILABLE SPACE | 1,762 SF |
| LEASE RATE | \$22.00 / SF / Modified Gross |
| ZONING | S-2, Community Shopping & Office District |
| YEAR BUILT | 2015 |
| PARKING | 48 Spaces |



AERIAL



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DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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EXTERIOR PHOTOS



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BUILDING LAYOUT



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FLOOR PLAN



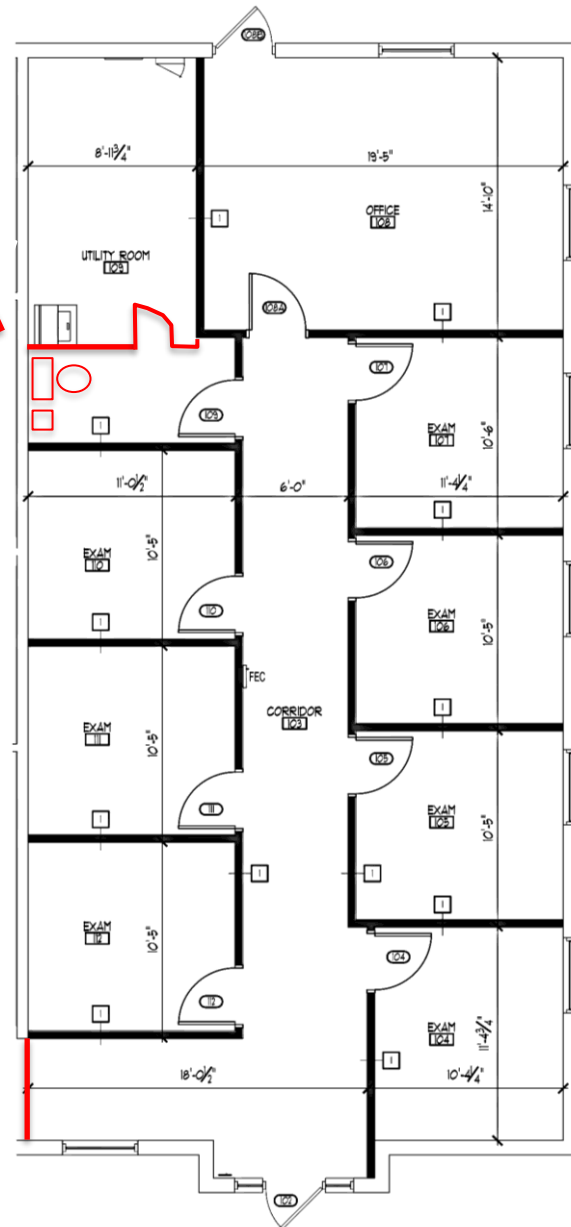
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**NEW WALL +
DOORWAY** →

**NEW BATHROOM
W/ TOILET AND
SINK** →

NEW WALL →



INTERIOR PHOTOS



**COLDWELL BANKER
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Corridor/Hallway



Private Office/Exam Room



Private Office/Exam Room



Office/Conference Room



Office/Conference Room



Corridor/Hallway

CONTACT



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CBCDR SPRINGFIELD OFFICE

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PROPERTY HIGHLIGHTS

- Highly Functional Layout
- Perfect for Professional, Medical Use
- Landlord is Willing to Renovate
- Upscale Suburban Office Park
- Minutes from Main Thoroughfare
- Near High-End Residential, Commercial