

# OFFERING MEMORANDUM



**3330 Hedley Rd**  
Springfield, IL 62711

Class A Office Suite in a  
Suburban Office Park For  
Lease

**BLAKE PRYOR**

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# USE AGREEMENT



## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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 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



COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY



# EXTERIOR PHOTOS



# BUILDING LAYOUT



# FLOOR PLAN



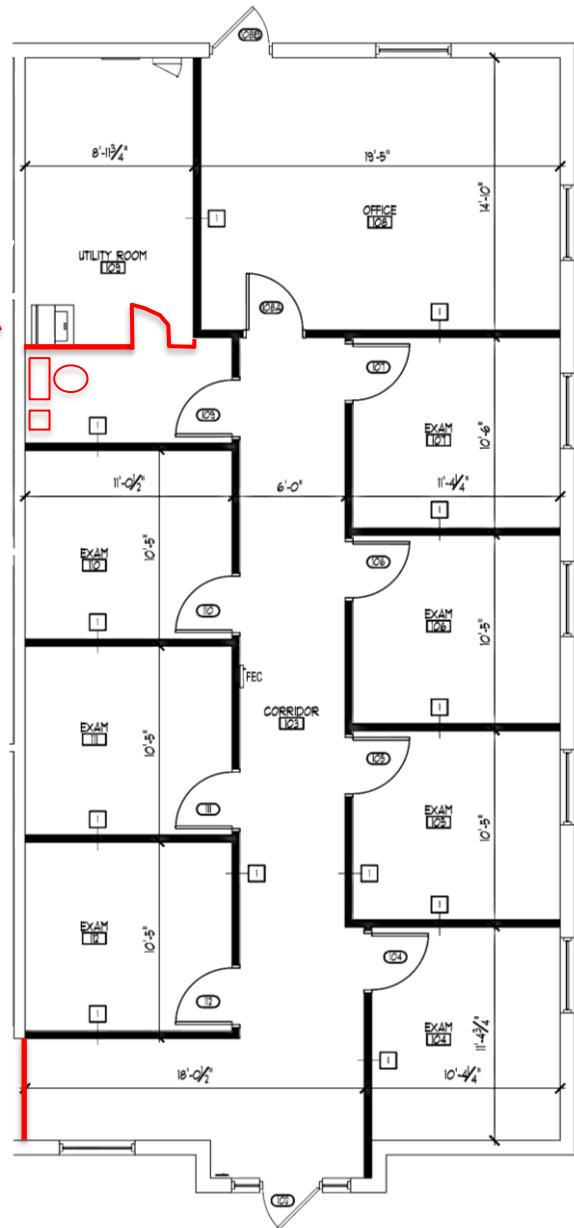
COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY



**NEW WALL +  
DOORWAY**

**NEW BATHROOM  
W/ TOILET AND  
SINK**

**NEW WALL**



# INTERIOR PHOTOS



Corridor/Hallway



Private Office/Exam Room



Private Office/Exam Room



Office/Conference Room



Office/Conference Room



Corridor/Hallway

# CONTACT



COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY



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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