

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

828 S. 2nd St
Springfield, IL 62704

**Office Suites at the Penta
Building For Lease**

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COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
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USE AGREEMENT



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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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



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Coldwell Banker Commercial Devonshire Realty (CBCDR) welcomes you to view these exceptional office suites for lease at the Penta Building, ideally located near the Capitol Complex in Springfield, IL.

First Floor Suites

Suite 101:

- Features 3 individual furnished offices, one of which is window-facing.
- Lease Rate includes utilities and Janitorial
- Access to a common break room.
- Ideal for small businesses, governmental entities, or self-employed professionals seeking a convenient location.

Suite 102:

- Open Floor Plan Ready for Occupancy
- Perfect for collaborative meetings and an open work environment
- The Landlord is open to facilitating tenant-specific build-outs for the right lease terms.

Second Floor Suites

Suite 201 and Suite 202:

- Both feature open floor plans with finished ceilings, ready for your choice of floor covering.
- Suite 201 includes an additional room ideal for storage, an IT closet, or other uses.
- The Landlord is open to facilitating tenant-specific build-outs for the right lease terms.
- Could be leased or separately together (4,887 SF)

Third Floor Suite

Suite 302:

- Open Floor Plan Ready for Occupancy
- Perfect for collaborative meetings and an open work environment
- The Landlord is open to facilitating tenant-specific build-outs for the right lease terms.

PROPERTY INFORMATION

ADDRESS

828 S. 2nd St, Springfield, IL 62704

AVAILABLE SPACE & LEASE RATE

1st Floor

Suite 101A – \$485/ MO / Gross

Suite 101B – \$485/ MO / Gross

Suite 101F – \$485/ MO / Gross

Suite 101G – \$485/ MO / Gross

Suite 102 – \$13.50/ SF / Mod Gross

2nd Floor

Suite 201 – \$13.50/ SF / Mod Gross

Suite 202 – \$13.50/ SF / Mod Gross

3rd Floor

Suite 302 – \$13.50/ SF / Mod Gross

ZONING

R-5b, General Office District

YEAR BUILT | REMODELED

1977 | 2015

PARKING

74 Spaces

Building Amenities:

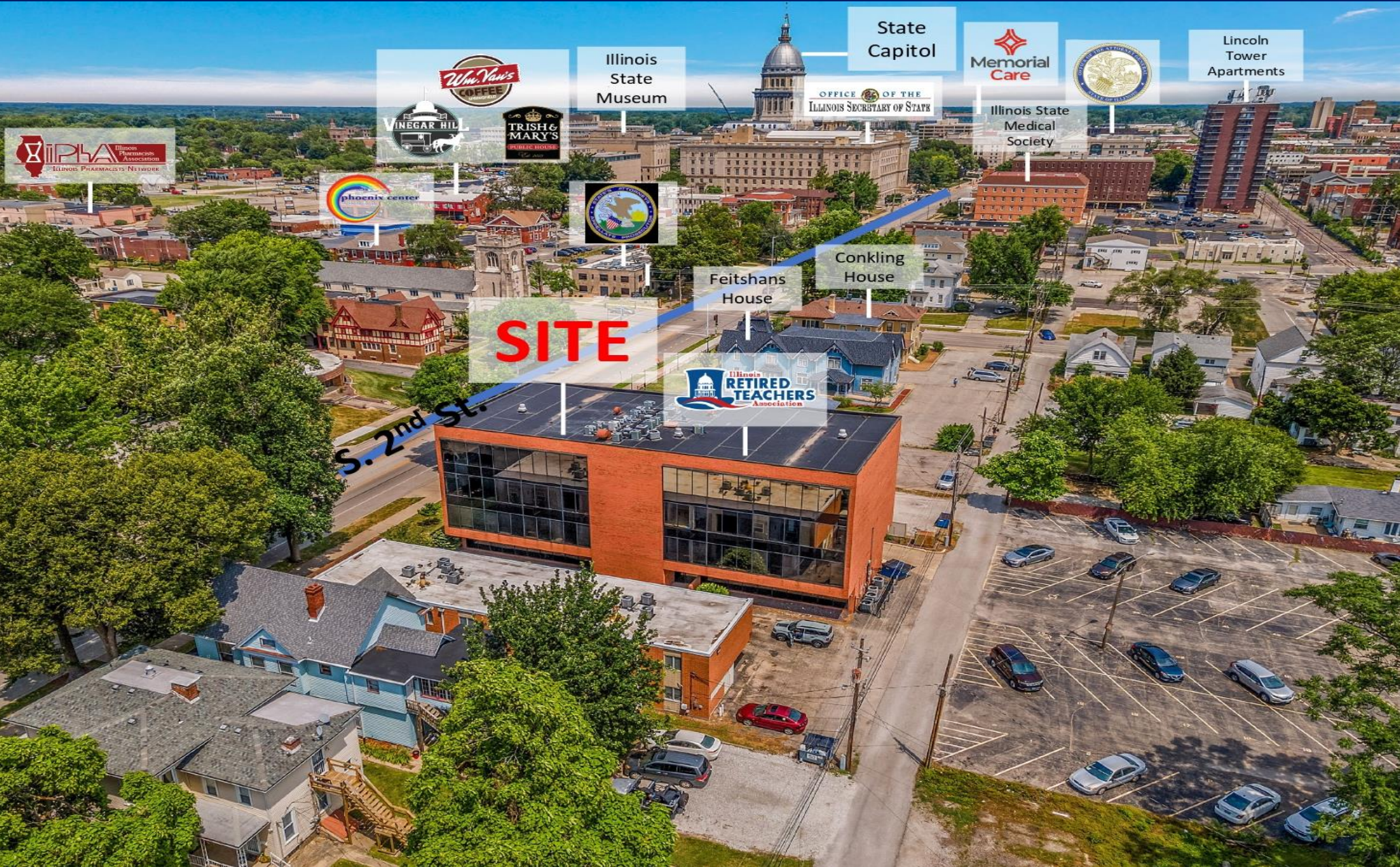
- **Parking:** Abundant, off-street parking assigned to the Penta Building for all tenants and their guests.
- **Common Areas:** Each floor has immaculate common areas with ADA-compliant restrooms
- **Elevator Access:** A passenger elevator provides easy access to all floors.
- **On-Site Management:** The Illinois Retired Teachers Association (IRTA) Foundation, occupying the fourth floor, oversees the building and ground maintenance. Also, they allow tenants to use their boardroom upon request.

The Penta Building offers ample frontage on S. 2nd St., south of Downtown Springfield and near the Springfield Clinic Main Campus. Enjoy proximity to historic landmarks such as The Governor's Mansion, Lincoln Home National Historic Site, the Old State Capitol, and the Illinois State Museum. Join a unique and culturally rich environment that enhances your business presence.

AERIAL



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EXTERIOR PHOTOS



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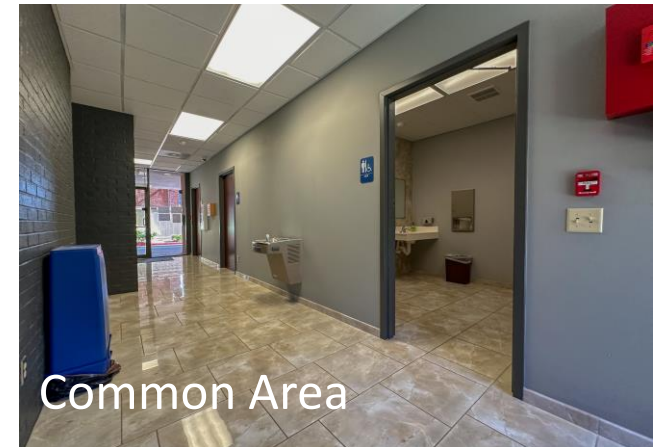


INTERIOR PHOTOS



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First Floor

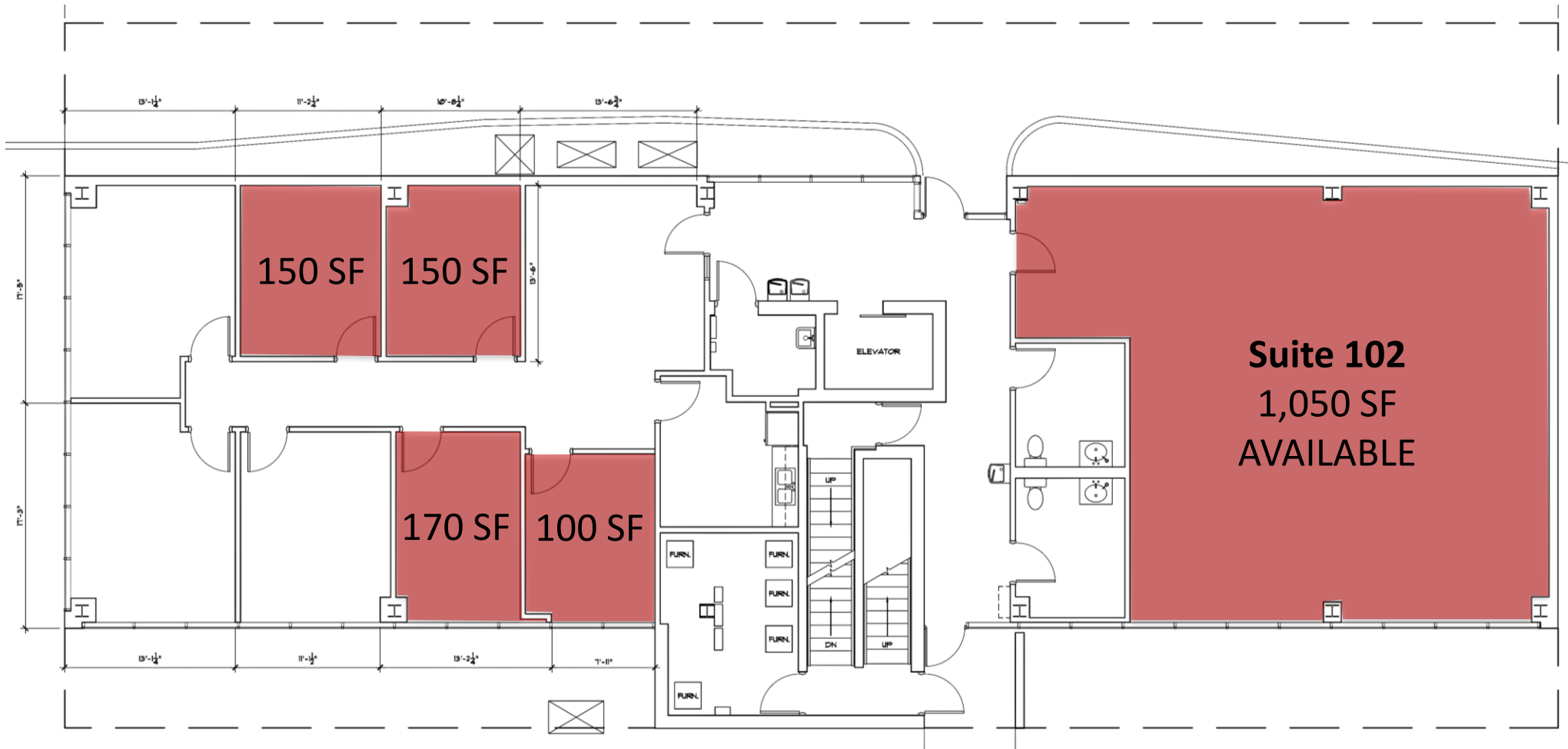


FLOOR PLAN



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First Floor



INTERIOR PHOTOS

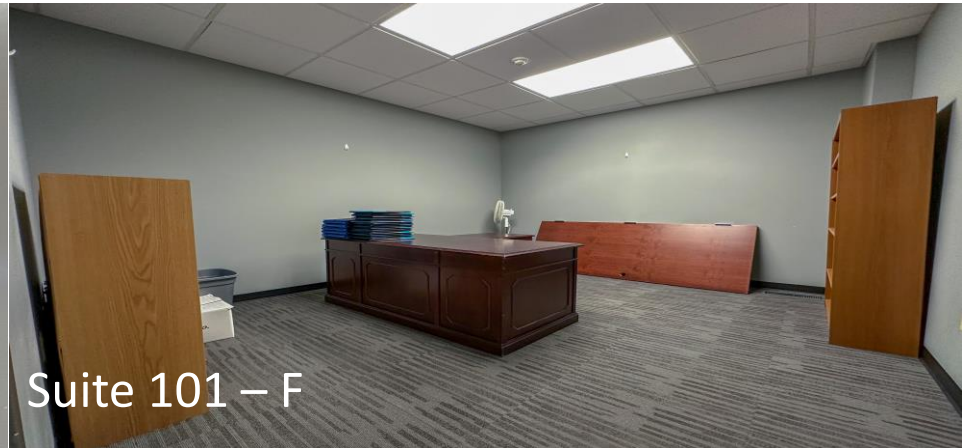


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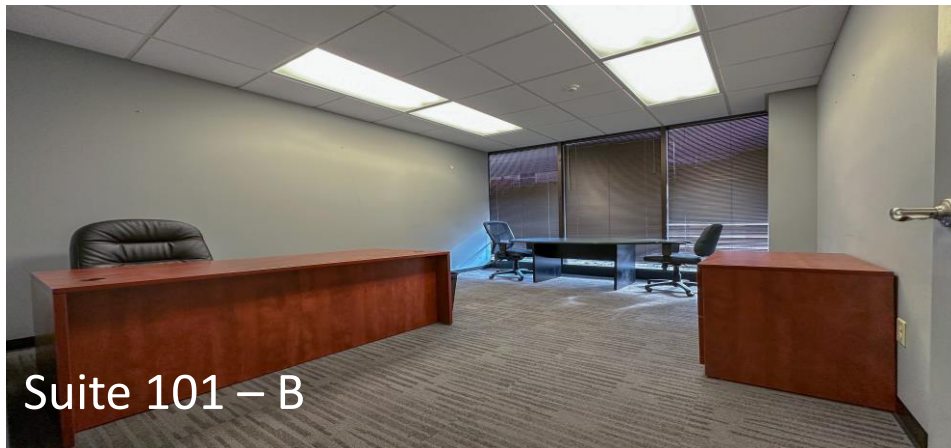
First Floor



Suite 101 - A



Suite 101 - F



Suite 101 - B



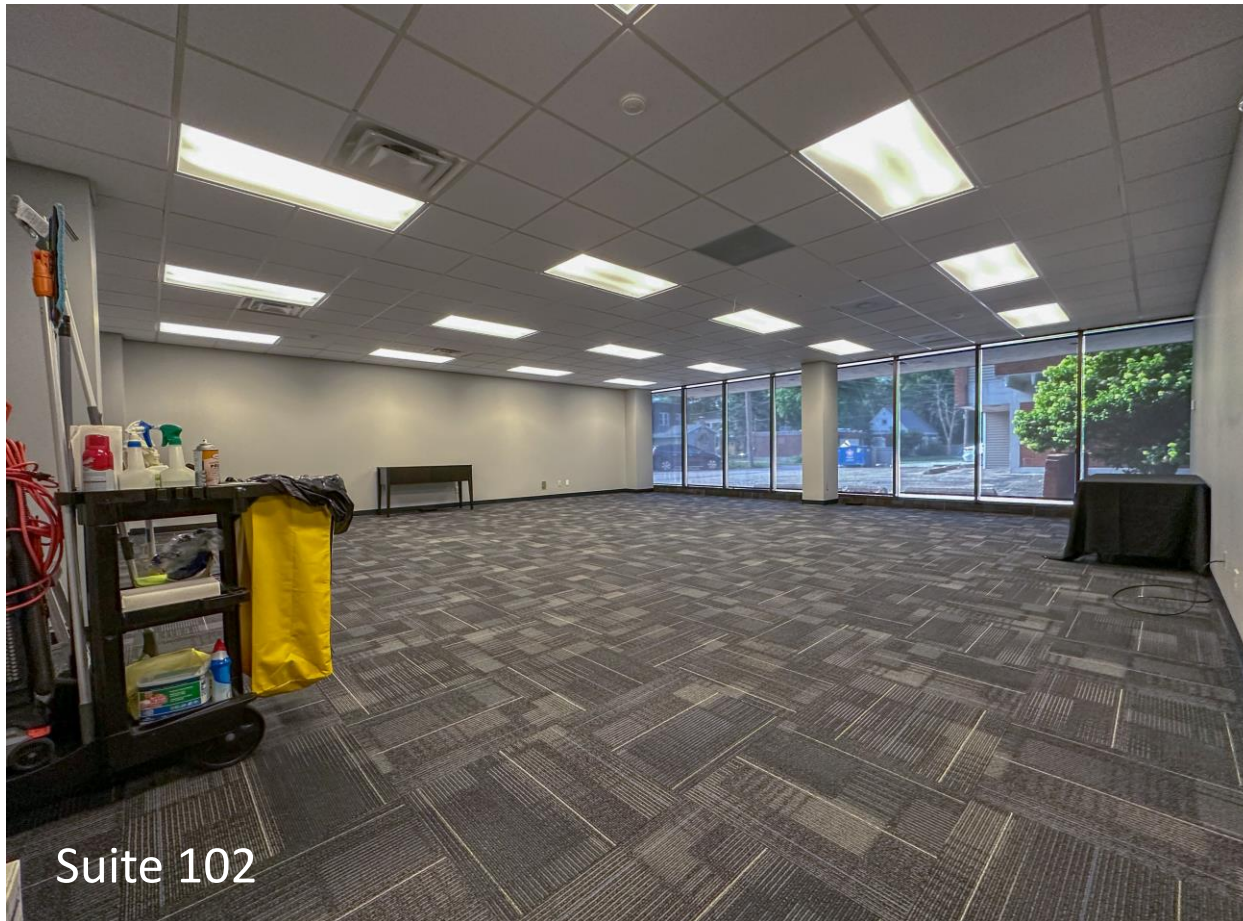
Suite 101 - G

INTERIOR PHOTOS



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First Floor



INTERIOR PHOTOS



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Second Floor



Common Area



Common Area



Common Area

FLOOR PLAN



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Second Floor



INTERIOR PHOTOS



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Second Floor



INTERIOR PHOTOS



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Second Floor



INTERIOR PHOTOS



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Third Floor



FLOOR PLAN



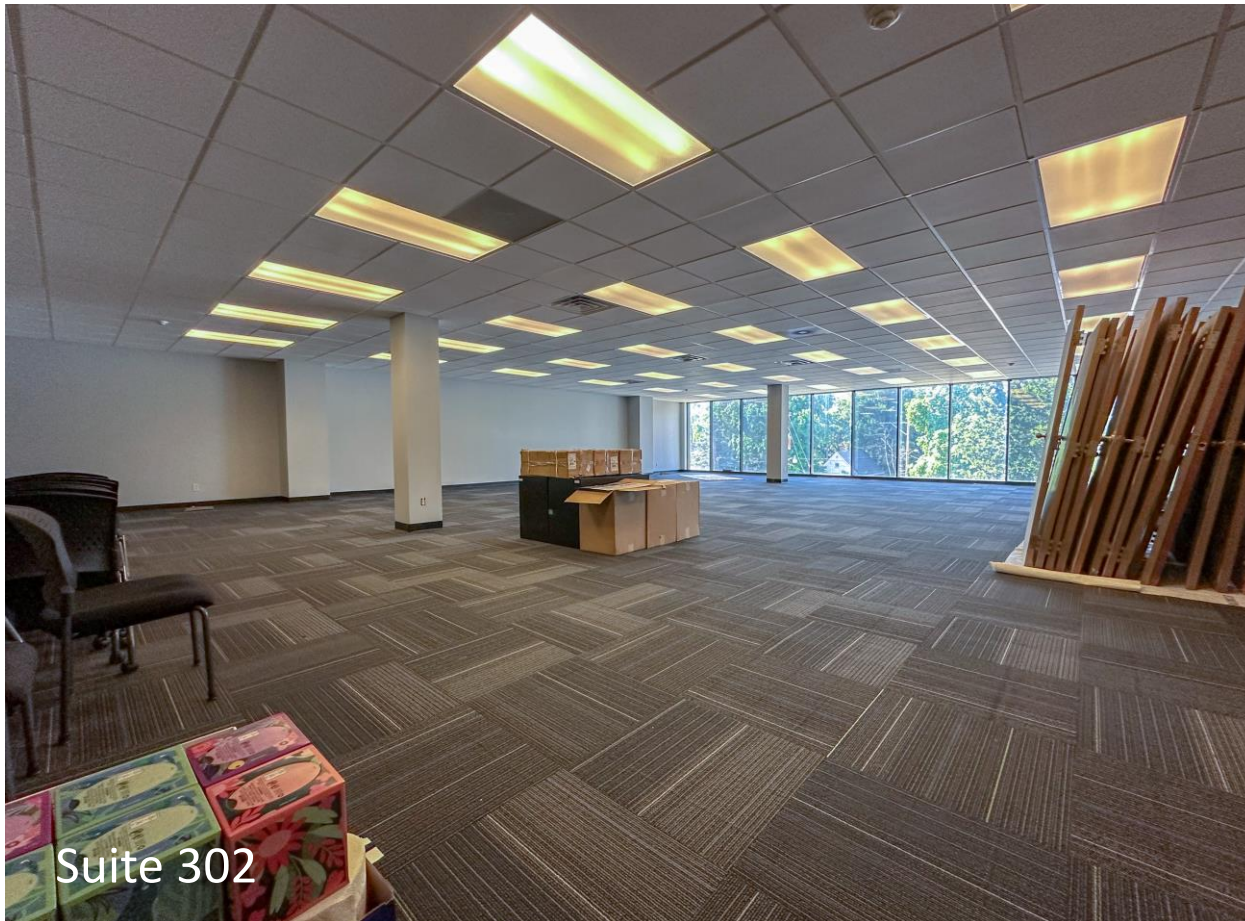
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Third Floor



INTERIOR PHOTOS

Third Floor



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PROPERTY HIGHLIGHTS

- Exceptional Office Suites
- Landlord Open to Modifications
- Ample Parking
- Near Downtown & Capitol Complex
- On-Site Management
- Ideal for Govt, Professional Office User