

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2475 W. Monroe St**  
Springfield, IL 62704

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Prairie Engineers Office  
Building For Lease

## AVAILABLE

- 1<sup>st</sup> Floor: 6,600 SF
- 2<sup>nd</sup> Floor: Up to 6,600 SF

**BLAKE PRYOR**

Vice President

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[bprior@cbcdr.com](mailto:bprior@cbcdr.com)



**COLDWELL BANKER COMMERCIAL**  
**DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

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# USE AGREEMENT



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DEVONSHIRE  
REALTY

## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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**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  
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## PROPERTY OVERVIEW

Unlock exceptional office space at the Prairie Engineers building, presented by Coldwell Banker Commercial Devonshire Realty (CBCDR). Ideal for businesses seeking flexibility and high-quality facilities, this prime location offers customizable leasing options for the first or second floor.

The first floor features 22 private windowed offices, a welcoming lobby, spacious conference room, kitchenette, and ample storage. The second floor offers 14 offices, a large training room, two smaller conference rooms, and plenty of storage, all equipped with high-speed fiber internet for fast and reliable connectivity.

With flexible leasing terms and options to customize the space, this is an opportunity you don't want to miss!

Located on Springfield's thriving west side, this office space is nestled in an office park that includes well-known companies like Levi, Ray & Shoup (LRS) and RE/MAX Professionals. With easy access to IL-4/Veterans Pkwy and its 24,200 daily traffic count, this space offers outstanding convenience and value for businesses looking to expand or establish their presence.

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## PROPERTY INFORMATION

<b>ADDRESS</b>	2475 W. Monroe St, Springfield, IL 62704
<b>AVAILABLE SPACE</b>	1 <sup>st</sup> Floor – 6,600 SF 2 <sup>nd</sup> Floor – 3,300-6,600 SF
<b>LEASE RATE</b>	\$14.00 / SF / Modified Gross
<b>ZONING</b>	R-5c, Office District
<b>YEAR BUILT</b>	1988
<b>PARKING</b>	70 Spaces



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# AERIAL



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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## FIRST FLOOR – 6,600 SF



Lobby/Reception



Work Area



Lounge/Open Area



Corner Office



Work Room



Corner Office/Break Room

# INTERIOR PHOTOS



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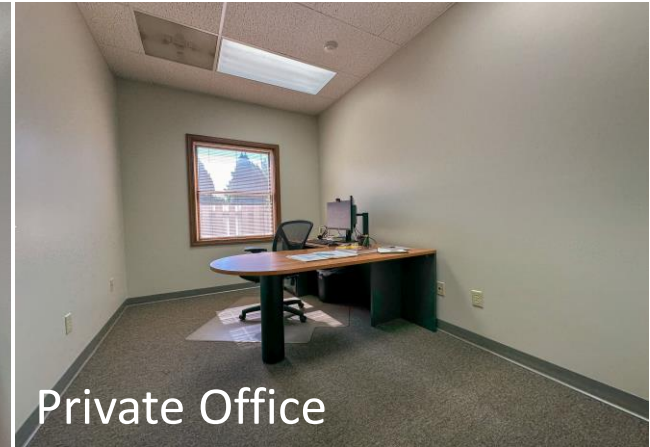
## FIRST FLOOR – 6,600 SF



Work Area



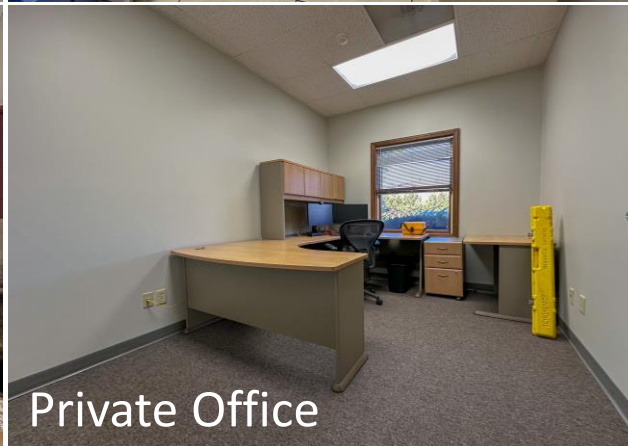
Kitchenette



Private Office



Corner Office



Private Office



Conference Room

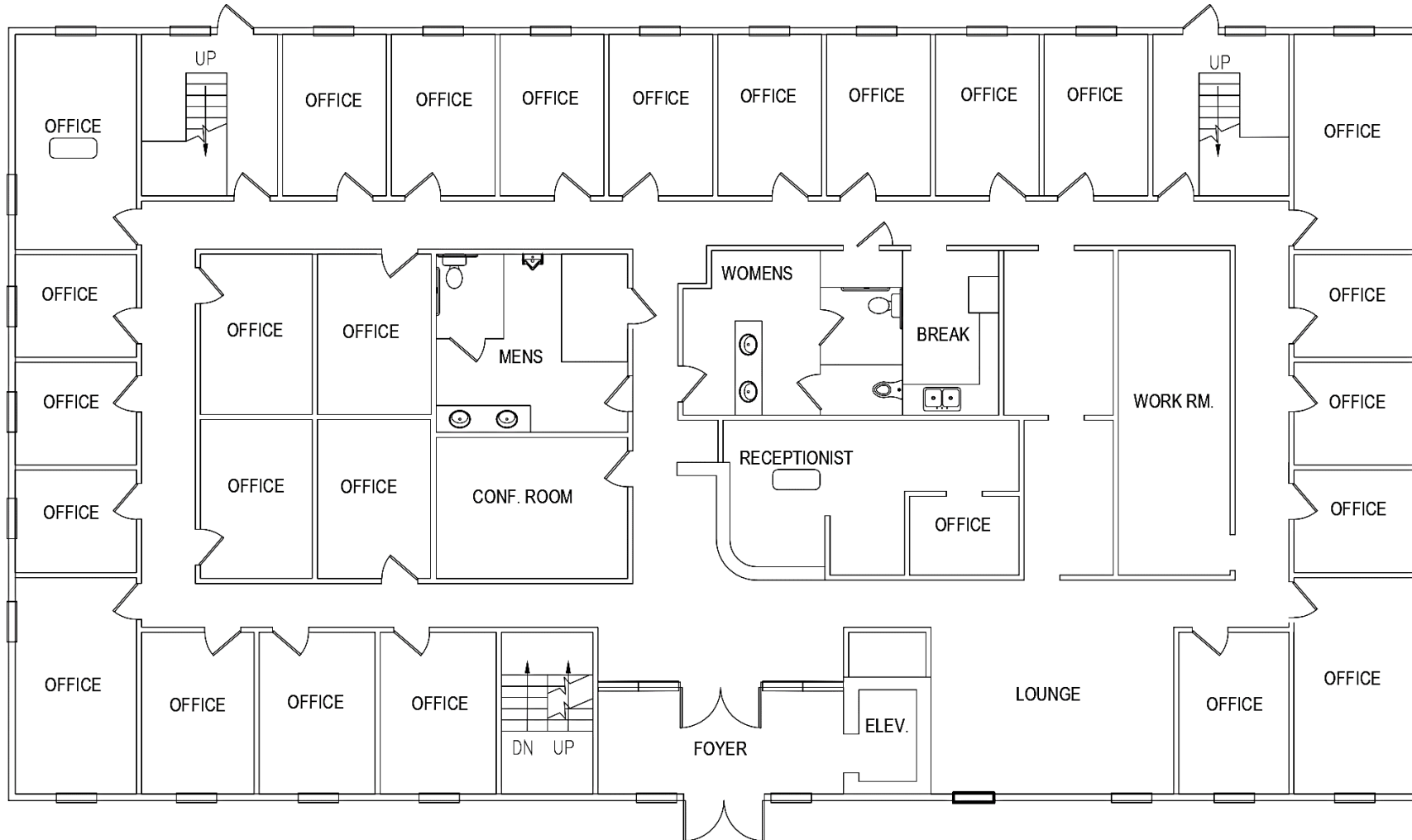


# FLOOR PLAN



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## FIRST FLOOR – 6,600 SF





# INTERIOR PHOTOS



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## SECOND FLOOR – UP TO 6,600 SF



Reception



Work Area



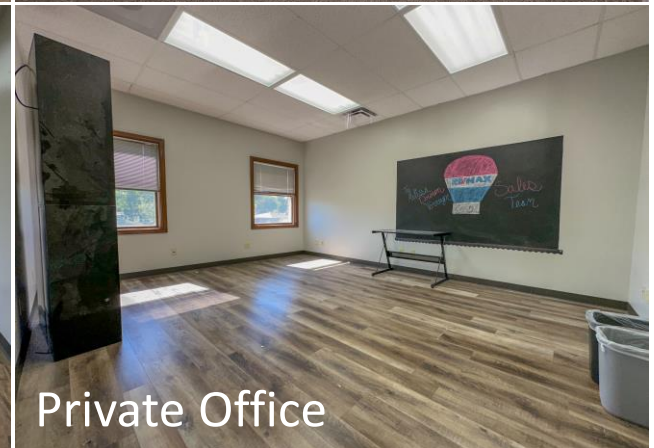
Private Office



Meeting/Training Room



Private Office



Private Office



# INTERIOR PHOTOS



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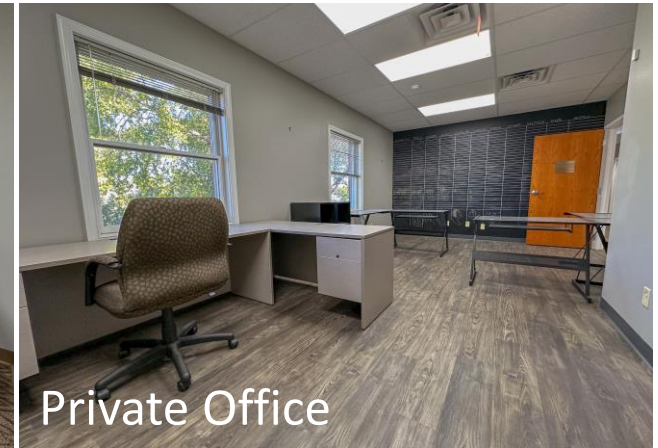
## SECOND FLOOR – UP TO 6,600 SF



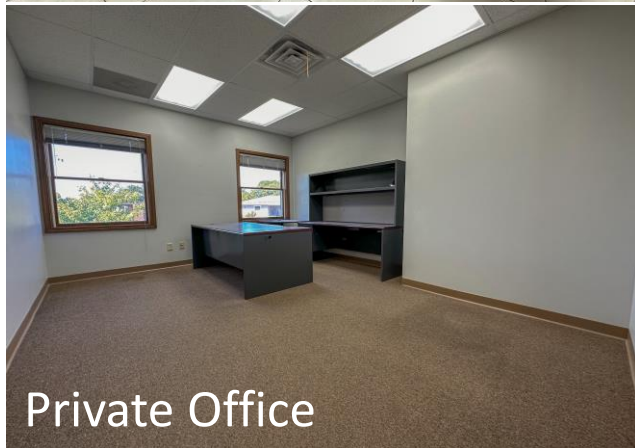
Kitchenette



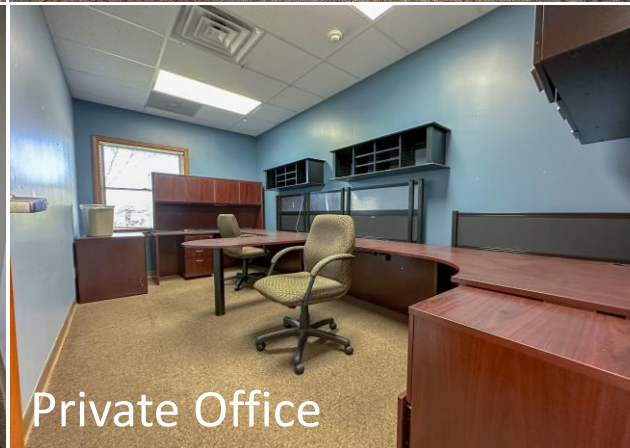
Conference Room



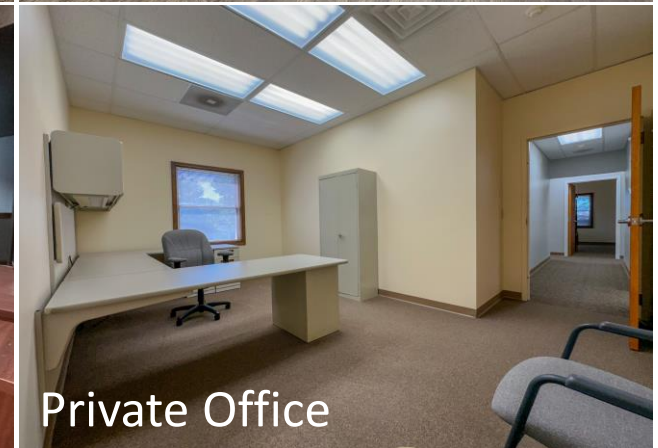
Private Office



Private Office



Private Office



Private Office

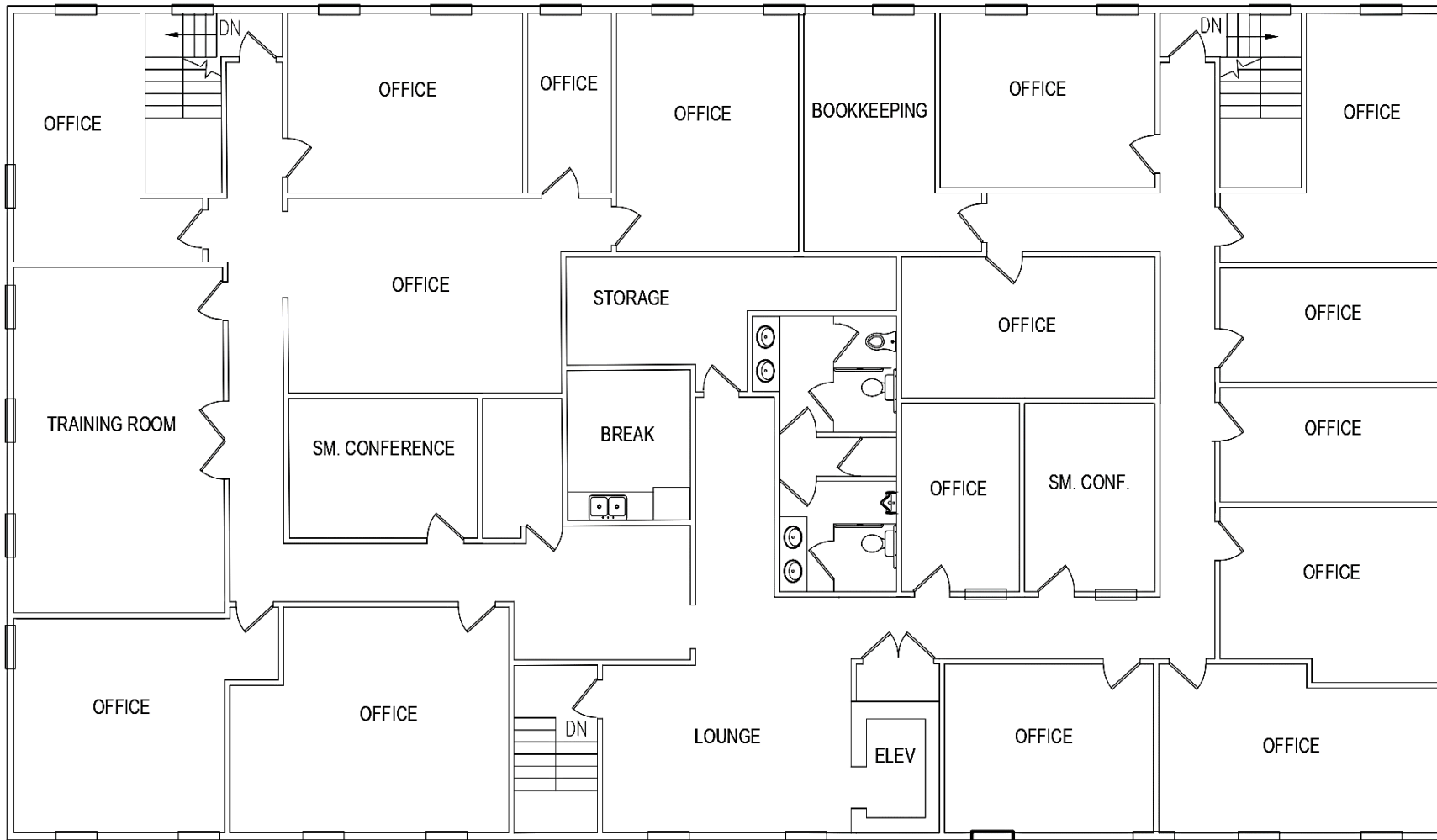


# FLOOR PLAN



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## SECOND FLOOR – 6,600 SF





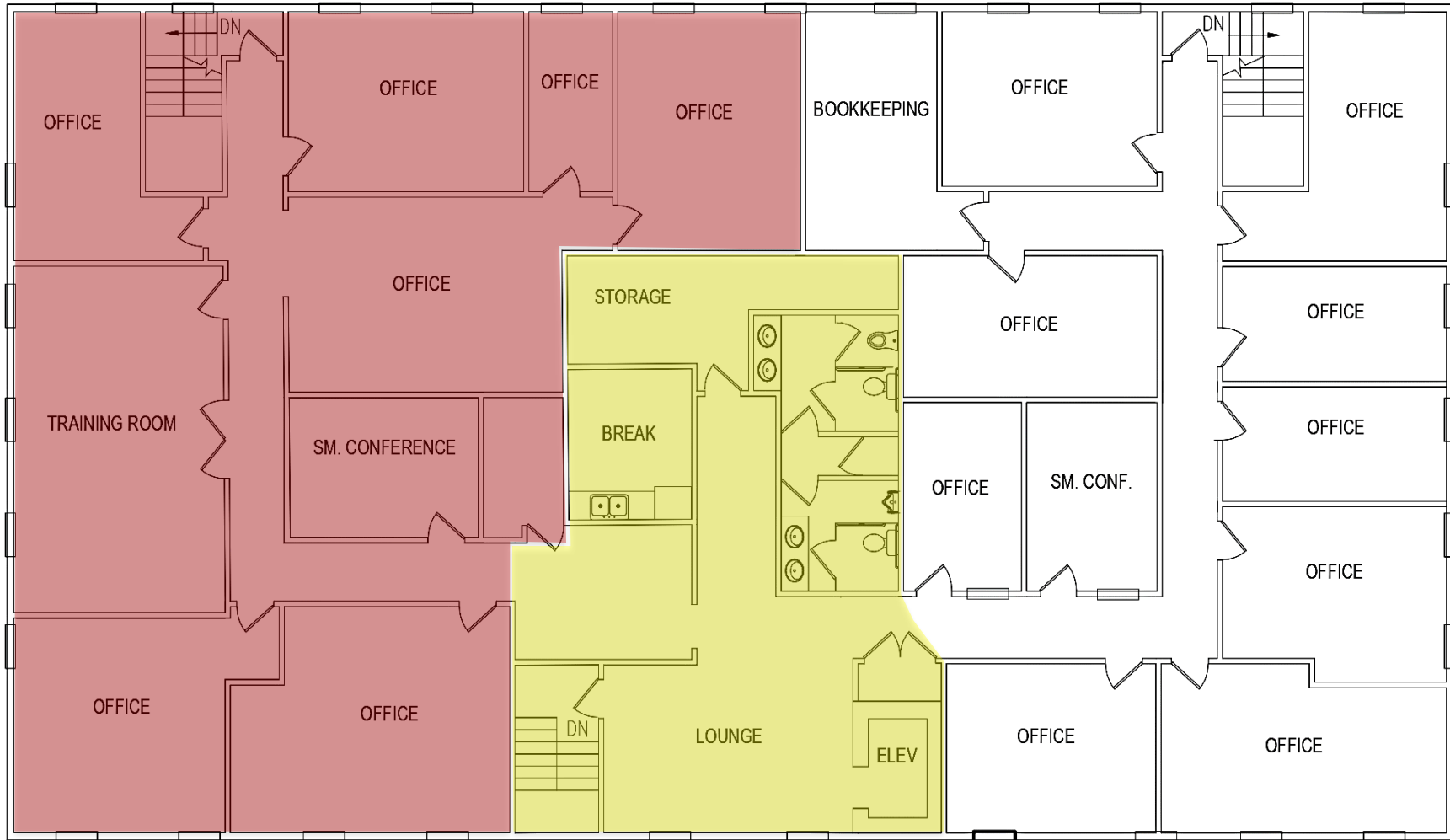
# FLOOR PLAN



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## SECOND FLOOR – 3,300 SF

- Rental Space
- Common Area





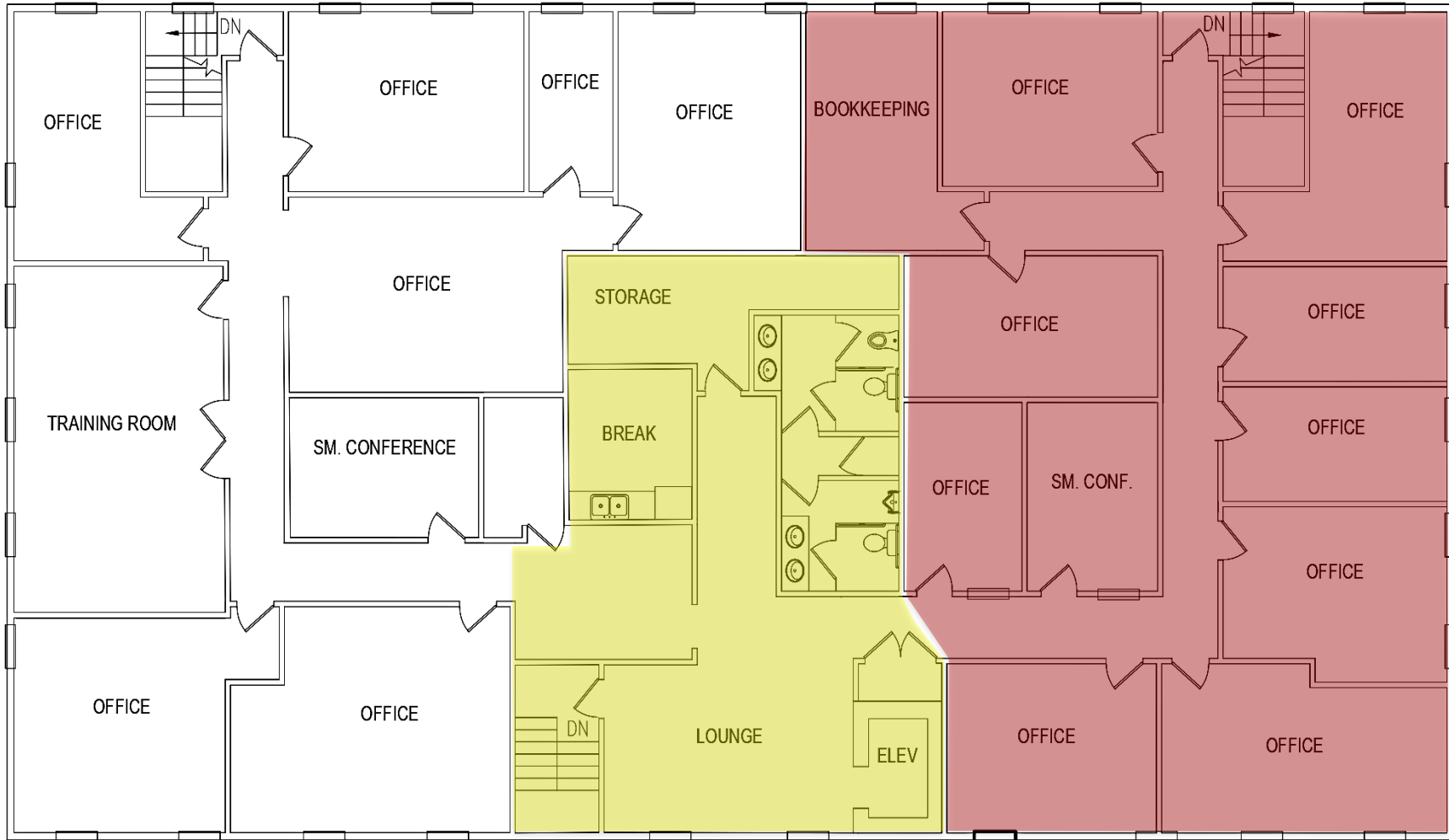
# FLOOR PLAN



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## SECOND FLOOR – 3,300 SF

- Rental Space
- Common Area





# CONTACT



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## CBCDR MAIN OFFICE

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## PROPERTY HIGHLIGHTS

- High-Quality Facility
- Flexible Floor Plan/Layout
- Natural Light
- Live, High Speed Fiber Internet
- Thriving West Side Location
- Ample Parking