

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3 N. Old State Capitol Plaza**  
Springfield, IL 62701

Versatile Main Level Space in  
the Historic Downtown  
Springfield Buck's Building For  
Lease

**BLAKE PRYOR, CCIM**

Vice President

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**COLDWELL BANKER COMMERCIAL**

**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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# USE AGREEMENT



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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is excited to exclusively offer this versatile main level space in a historic building in Downtown Springfield, IL.

The space was most recently a financial advisor office, which they remodeled in 2015. The current layout consists of a reception area, an executive office, a private office, a break room, access to a 3-compartment sink, a handwashing sink, and mop sink, a mechanical, equipment, and supply room, and 2 ADA-compliant restrooms. The space still has the original wood floor and tin ceiling, and the exposed brick wall adds to the traditional Downtown building appearance. The flexible layout makes it suitable for a range of different businesses, and the presence of two established businesses on-site provides additional foot traffic and visibility.

The Buck's Building is a 3-story commercial structure located on the north side of the Old State Capitol Square in Downtown Springfield. It is a contributing structure to the National Register of Historic Places (NRHP), which adds to its appeal for tenants who value historic preservation. The character and charm of the Buck's Building were preserved by the current owner who operates two businesses on-site – King Technology, an IT consultant, and Identi-Check, an employment background screening company. The variety of previous businesses – law office, dance studio, photography studio, hat store, clothing store, restaurant, and financial advisory office – makes the space adaptable for many different uses.

The location offers access to a large pool of potential customers and employees, with major employers (19,210 State & City Government employees and 12,121 Hospital & Clinic employees) and historic landmarks (Governor's Mansion, Old & New State Capitol, Abraham Lincoln Presidential Library & Museum, and Lincoln Nat'l Historic Site) nearby. The dense population and household numbers in the surrounding area serve as a customer base.

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>3 N. Old State Capitol Plaza, Springfield, IL 62701</b>
<b>AVAILABLE SPACE</b>	1,608 SF
<b>LEASE RATE</b>	\$1,675 / MO / Modified Gross
<b>ZONING</b>	S-3, Central Shopping District
<b>YEAR BUILT   REMODELED</b>	1855   2015



# AERIAL



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# INTERIOR PHOTOS



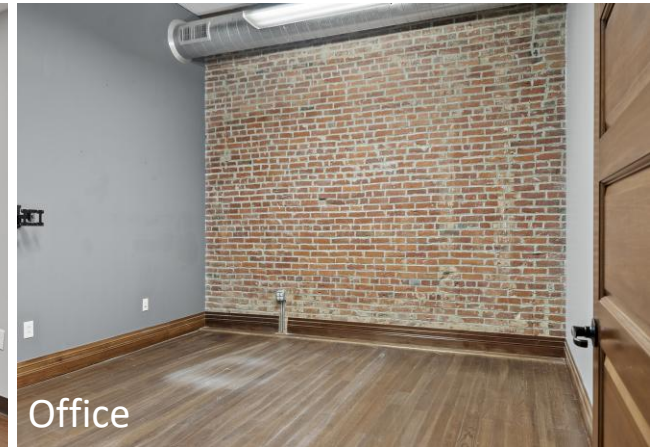
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Lobby/Reception



Office/Multi-Purpose



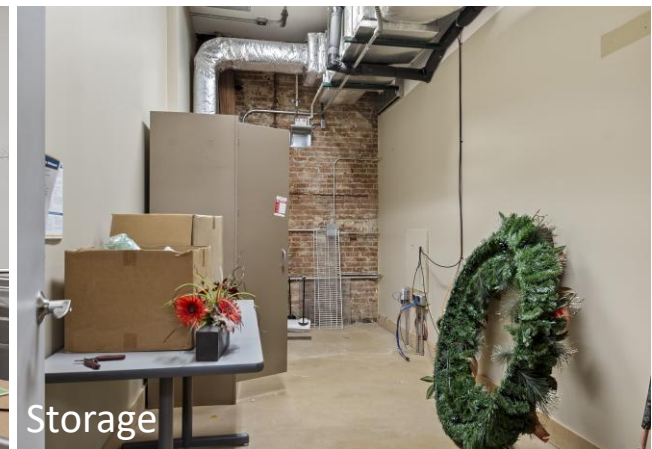
Office



Break Room



Kitchen Area



Storage

# CONTACT



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## PROPERTY HIGHLIGHTS

- Heart of Downtown
- Versatile Space in Historic Building
- Interior Remodel in 2015
- Near Many Historical Landmarks
- Strong Customer & Employee Base
- High Tourism Area