

MARKETING BROCHURE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2060 W. Monroe St
Springfield, IL 62704

Freestanding Office Building
with Detached Garage **For
Sale**



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DEVONSHIRE REALTY**

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for sale this freestanding office building with detached garage in Springfield, IL.

The 3,893 SF office building offers a flexible combination of open and private work areas. The 2,003 SF main floor features a foyer with two walk-in storage closets leading to a large central workspace surrounded by multiple private offices and support rooms, a break room and a restroom. The 1,890 SF lower level provides additional office, work and storage space, two kitchen areas and two bathrooms with showers, with portions of the lower level previously configured for residential use. Interior improvements completed in 2025 include new paint and an upgraded security system. Additional features include an accessible front entrance with ramp and monument signage.

The property also includes an 880 SF detached garage constructed in 2022 with a 7't x 9'w overhead door and separate pedestrian entrance. The garage is currently leased on a month-to-month basis, providing supplemental income with flexibility for a future owner.

The property is located near a signalized intersection with combined traffic counts of 24,600 AADT and directly across from a grocery-anchored shopping center. The surrounding area includes a mix of retail and service businesses, schools, residential neighborhoods, and public and private golf courses. The property also provides convenient access to Veterans Pkwy, Springfield's primary retail corridor and a major north-south thoroughfare, as well as Downtown Springfield and its concentration of government, healthcare, arts, cultural and historic destinations.

PROPERTY INFORMATION

ADDRESS	2060 W. Monroe St, Springfield, IL 62704
ASKING PRICE	\$235,000
AVAILABLE SPACE	3,893 SF Office Building + 880 SF Detached Garage
LOT SIZE	0.47 AC
ZONING	S-1, Neighborhood Commercial & Office District
YEAR BUILT	1967 (Office Building), 2022 (Detached Garage)
PARKING	13 Spaces



AERIAL



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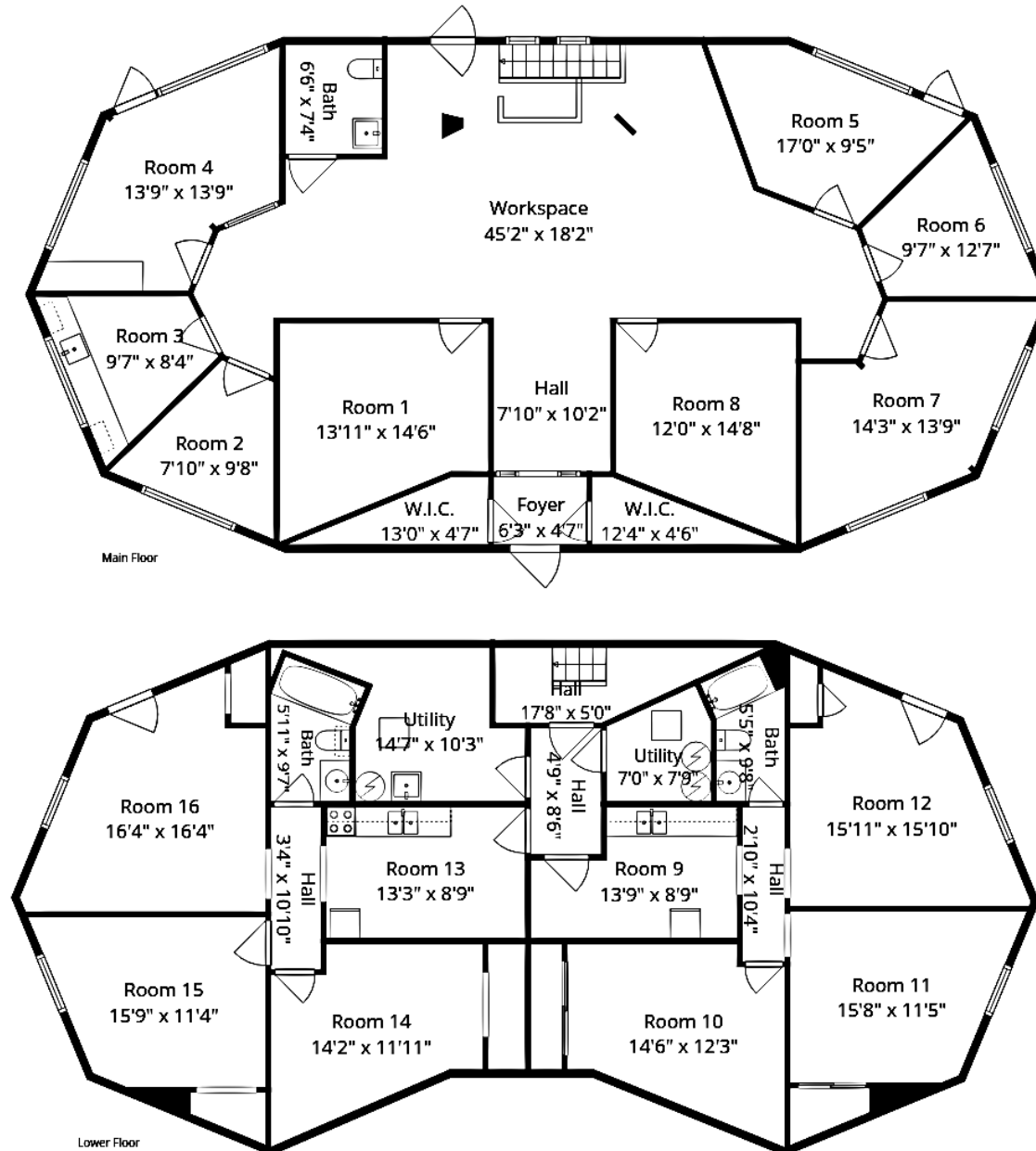
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FLOOR PLAN



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Office Building

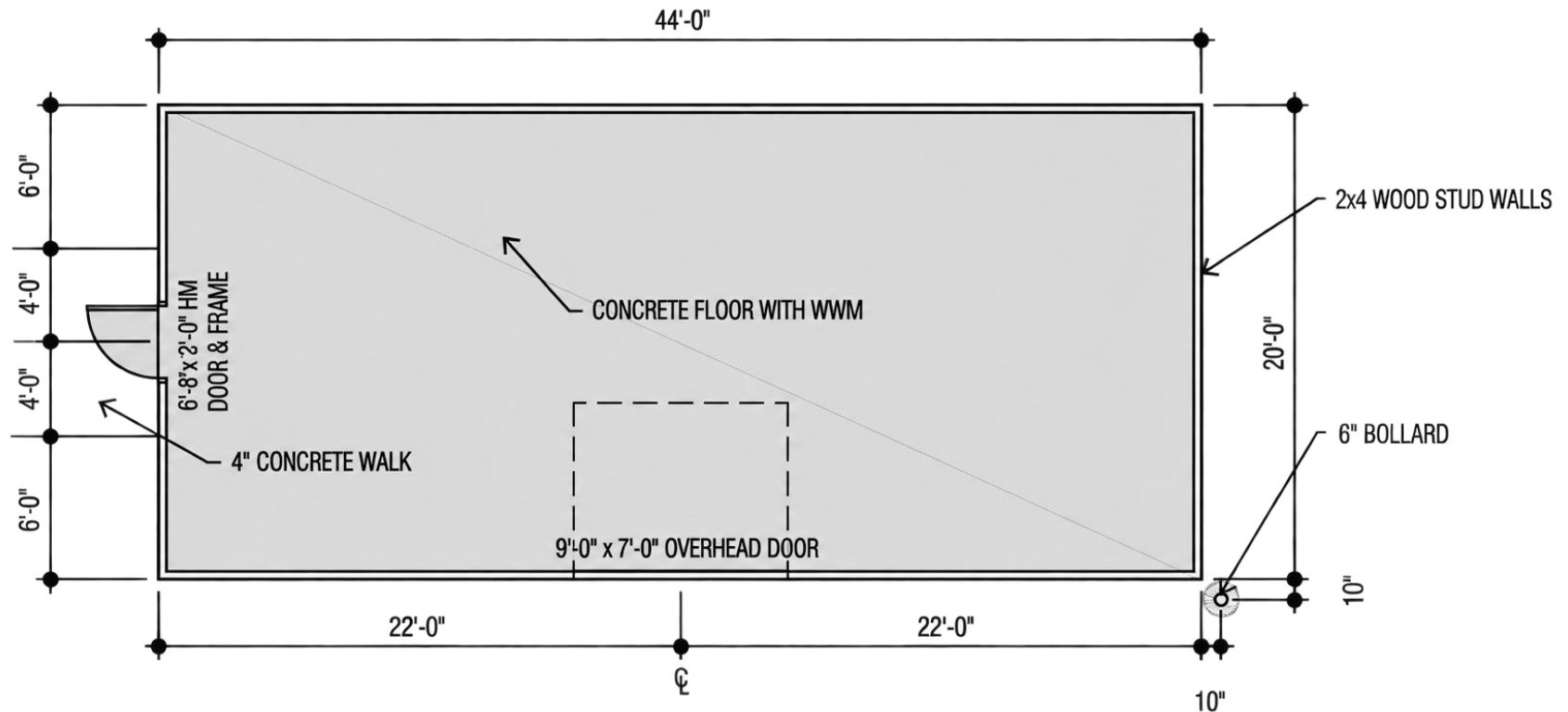


FLOOR PLAN



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Detached Garage



2 FLOOR PLAN
scale: 1/8" = 1'-0"



EXTERIOR PHOTOS



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INTERIOR PHOTOS



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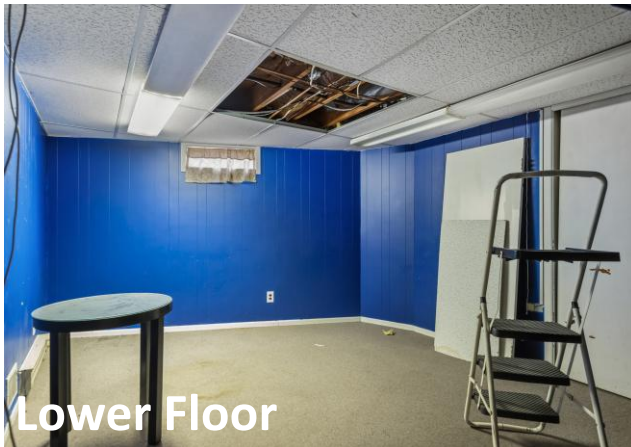
Main Floor



Main Floor



Main Floor



Lower Floor



Lower Floor

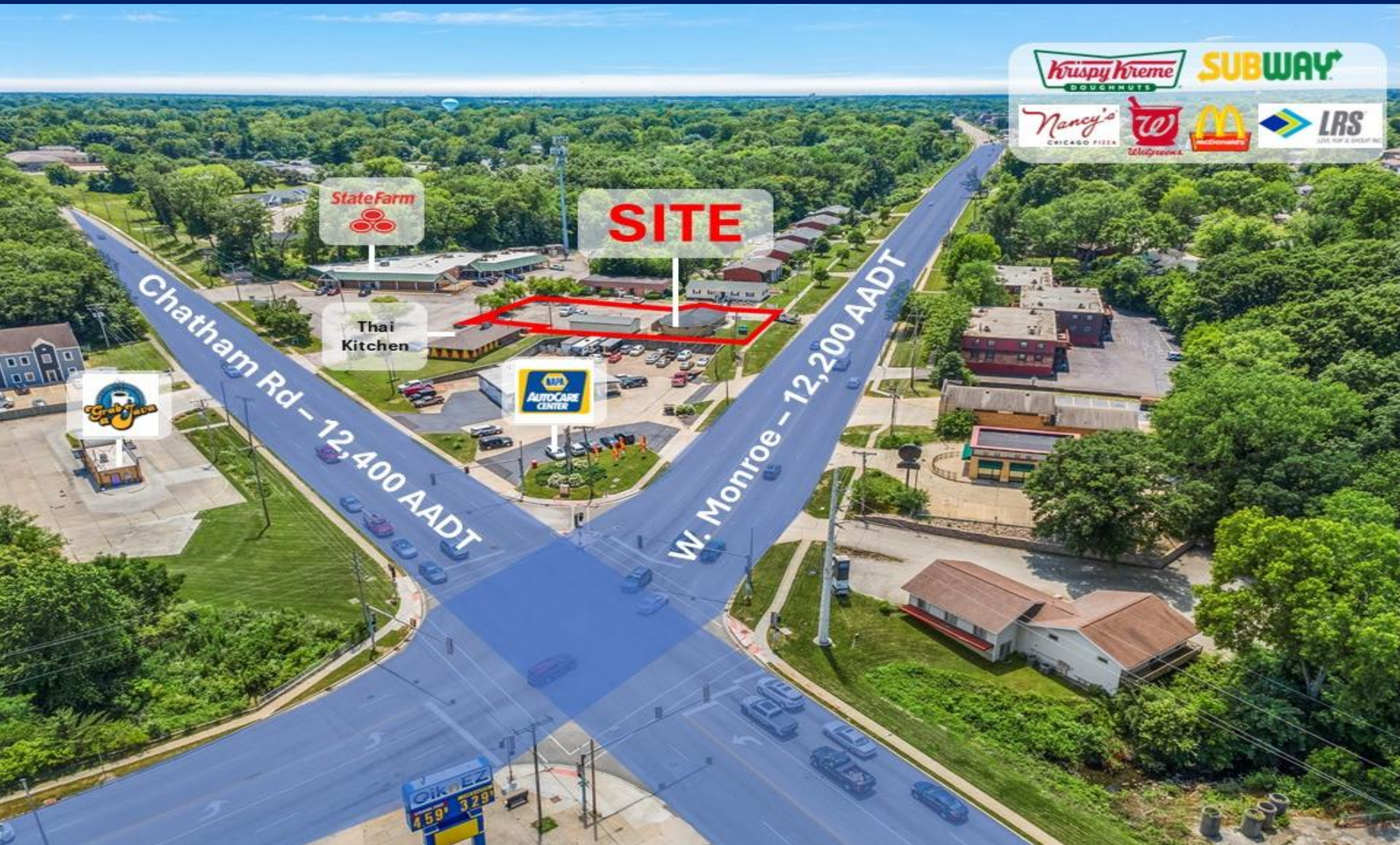


Lower Floor

AERIAL



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CONTACT



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PROPERTY HIGHLIGHTS

- 2,003 SF Main Floor Office Space
- 1,890 SF Lower-Level Space
- 880 SF Detached Garage
- Accessible Entrance, Monument Sign
- 2025 Interior Upgrades
- Near Signalized Intersection