CAPITOL COMPLEX FACILITY

43,920 SF +/- | $1,300,000 ($29.60 / SF)

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

509-511 W. Capitol Ave

Springfield, IL 62704

Capitol Area Office / Adaptive Reuse / Redevelopment Opportunity **For Sale**



BLAKE PRYOR, CCIM

Vice President

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OVERVIEW

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Coldwell Banker Commercial Devonshire Realty is pleased to present this substantial three-story commercial property strategically located in Springfield's Capitol area. The property offers a unique opportunity for an owner-user, investor, or developer to acquire a sizeable building near the heart of Downtown with multiple potential paths for future use.

Historically utilized as a multi-floor office building and occupied by state agencies and other office users, the property could continue to serve a large corporate, governmental, institutional, nonprofit, or professional office user. The building's existing office configuration, two passenger elevators, accessible building entry, and combination of surface and secure underground parking provide an established foundation for continued office occupancy.

Beyond traditional office use, the size, configuration, and location of the property create an intriguing adaptive-reuse opportunity. A developer may explore repositioning the existing building for apartments to add housing within and around Springfield's urban core, subject to zoning and governmental approvals.

The property occupies a recognizable Capitol-area location immediately west of Downtown Springfield, with convenient access to major State of Illinois offices, Memorial Health, HSHS St. John's Hospital, SIU School of Medicine, Springfield Clinic, City and County government, and numerous legal, lobbying, association, financial, and professional-service organizations. Downtown restaurants, businesses, historic attractions, established neighborhoods, and nearby commercial districts further connect the property to Springfield's principal employment and activity centers.

PROPERTY INFORMATION

ADDRESS	**509-511 W. Capitol Ave, Springfield, IL 62704**
ASKING PRICE	$1,300,000 ($29.60 / SF)
AVAILABLE SPACE	43,920 SF
LOT SIZE	0.94 AC
ZONING	R-5c, Office District
YEAR BUILT	1987
PARKING	115 Total Spaces (75 Surface Spaces + 40 Underground Spaces)



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EXTERIOR PHOTOS

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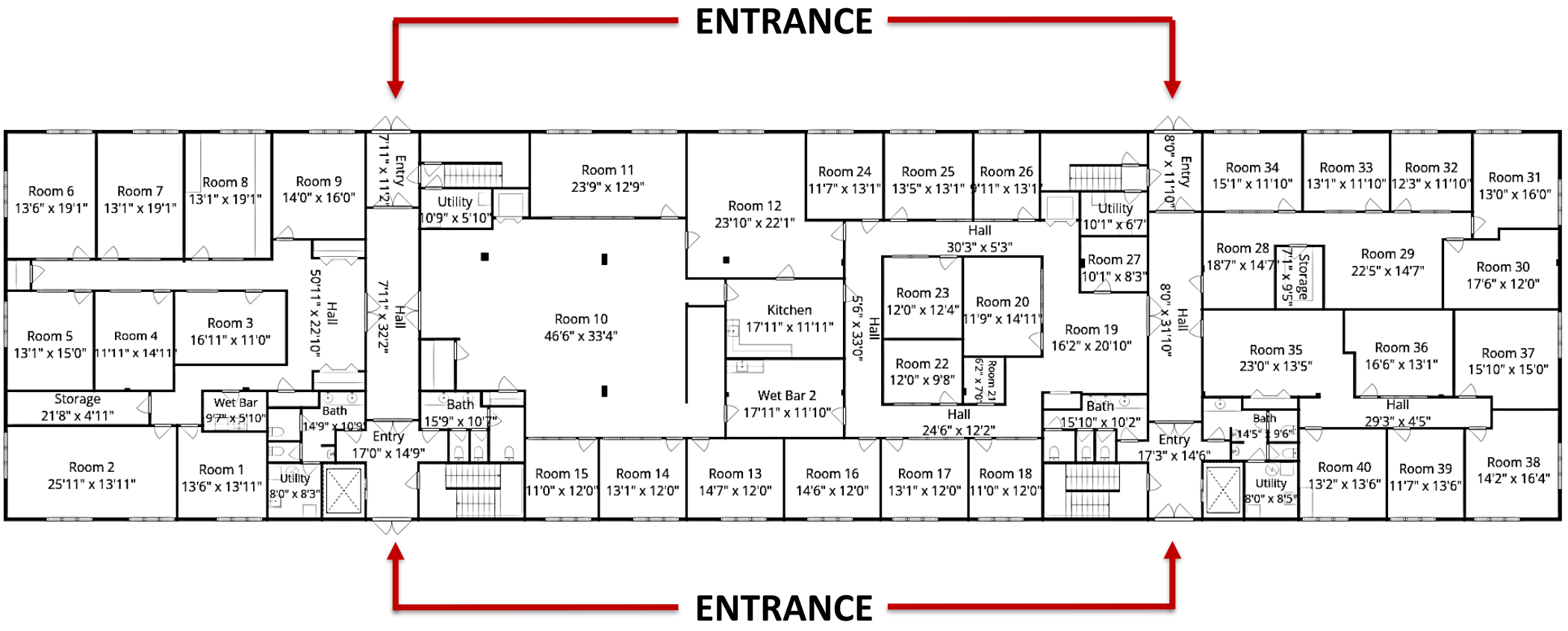
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FLOOR PLAN

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Main Floor

N



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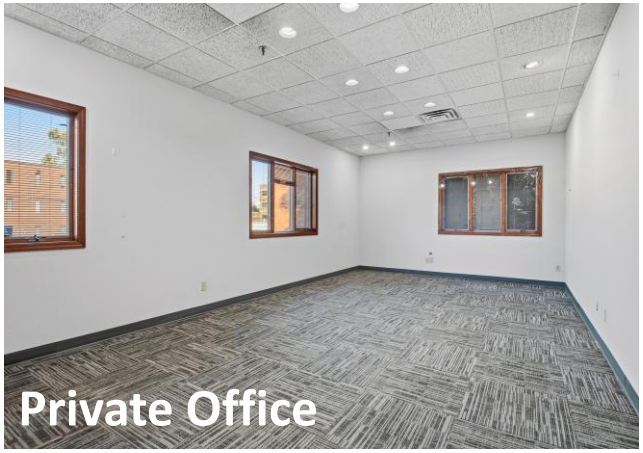
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INTERIOR PHOTOS

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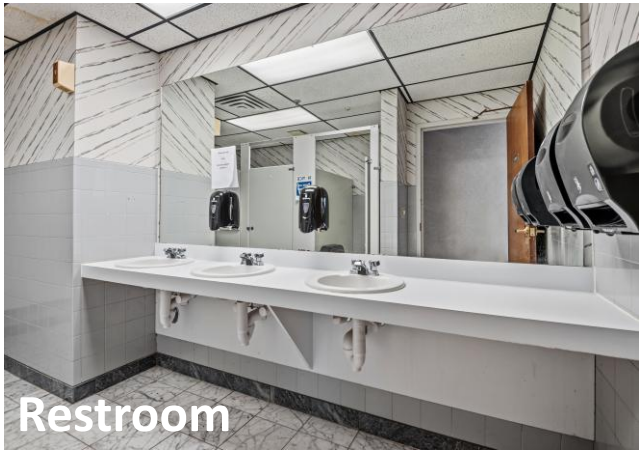
Main Floor













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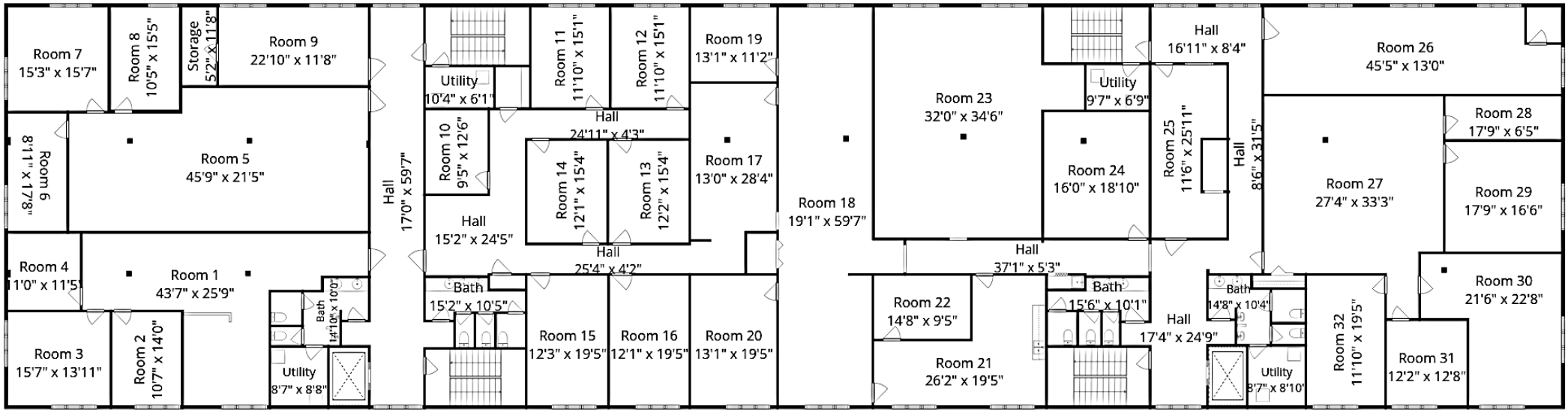
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FLOOR PLAN

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Second Floor

N



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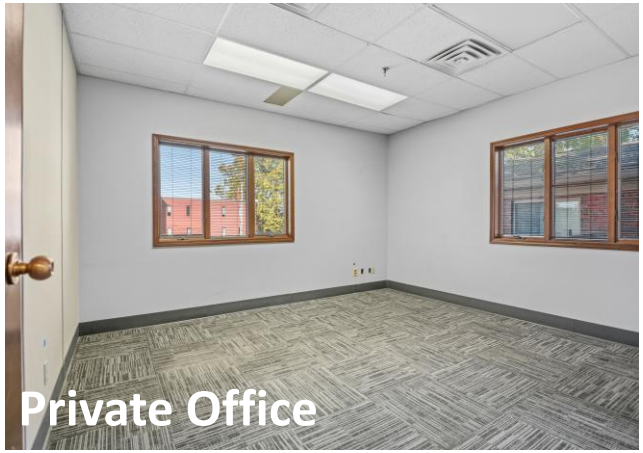
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INTERIOR PHOTOS

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Second Floor

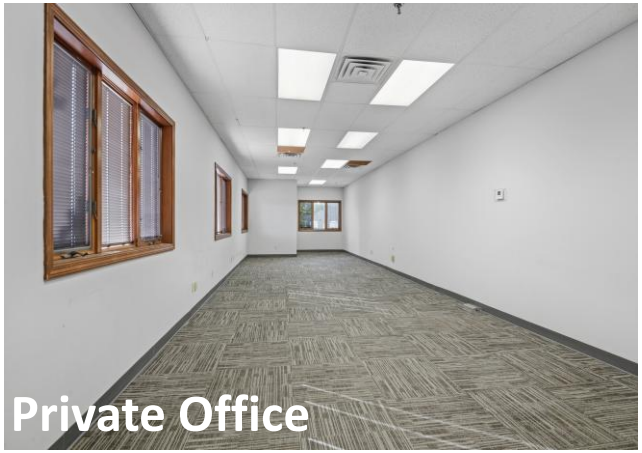












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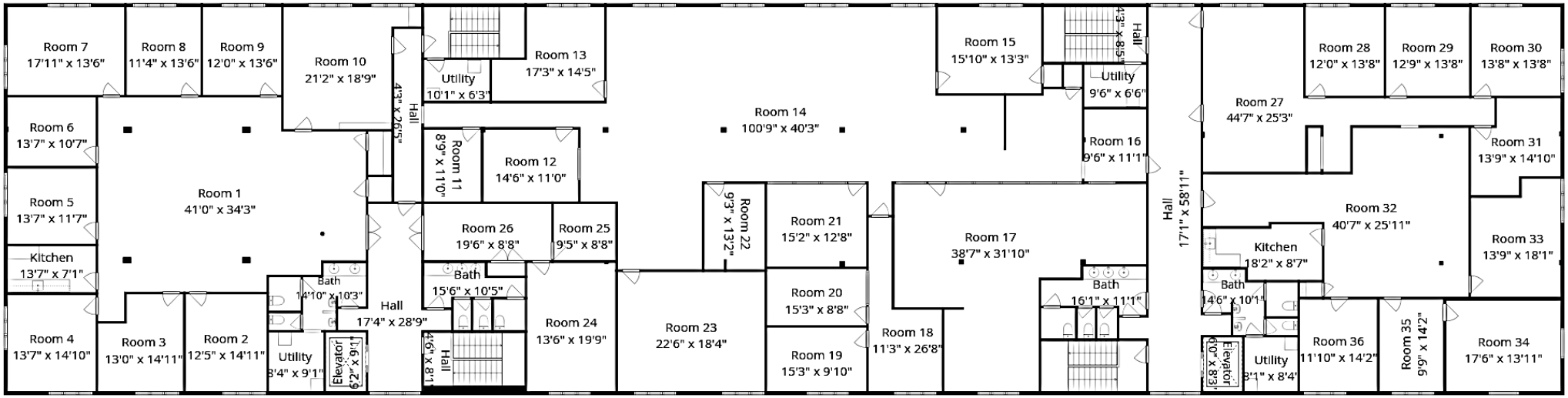
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FLOOR PLAN

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Third Floor

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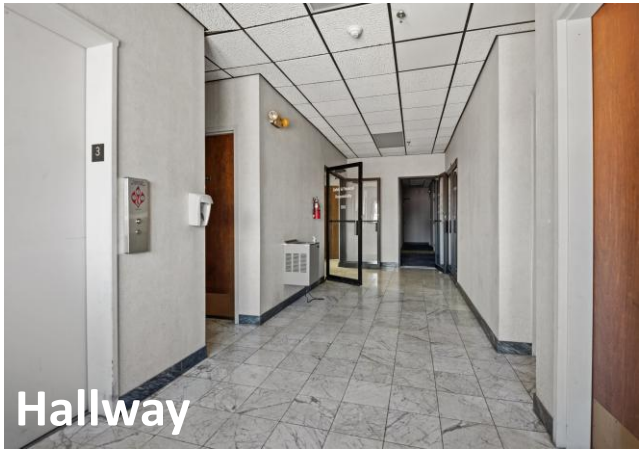
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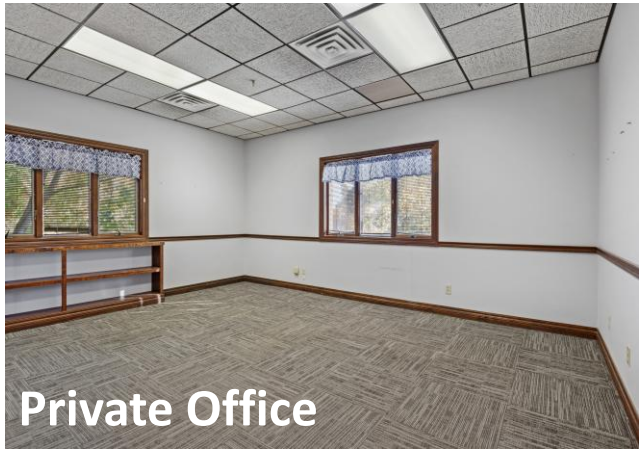
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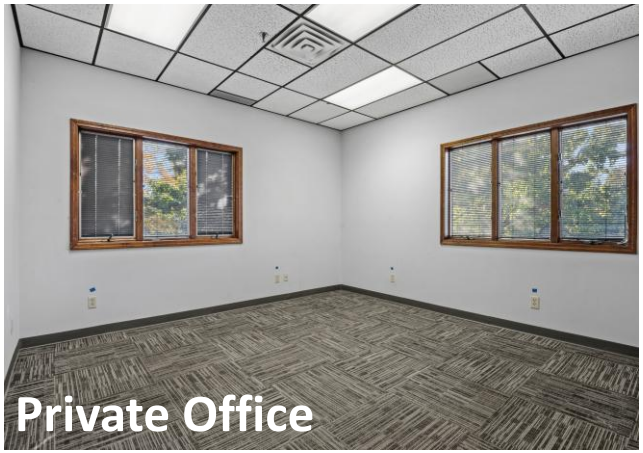
COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

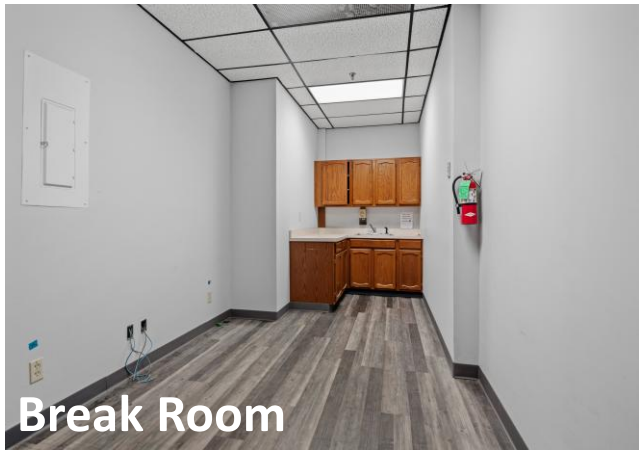
Third Floor













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PROPERTY HIGHLIGHTS

- Owner-User Office Setup
- Residential Conversion Potential
- Redevelopment Flexibility
- 43,920 SF +/- Building
- Surface & Underground Parking
- Near Illinois State Capitol

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