

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1905 Montana Dr
Springfield, IL 62704

**Split-Level Professional &
Medical Office Building For
Lease**

BLAKE PRYOR

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DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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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



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Coldwell Banker Commercial Devonshire Realty (CBCDR) has the perfect opportunity waiting for you – two spaces in a captivating Split-Level Professional & Medical Office Building For Lease in Springfield, IL.

Step into a world of inviting elegance as you enter the property, greeted by a welcoming lobby and common area. Accessibility is a breeze with a three-stop passenger elevator and convenient stairways linking to the building exterior. **Suite 10 (4,510 SF)** features a spacious, mostly open layout ideal for multiple workstations. The suite offers both flexibility and functionality with 3 private offices and a nicely designed break room. Natural light floods the space, ensuring a vibrant atmosphere that defies traditional lower-level perceptions. CAT5 cable is already in place, simplifying setup for the next tenant, while common area restrooms provide added convenience. Ascend to **Suite 40 (3,520 SF)** on the upper level, formerly a dental office primed for transformation into your vision of medical or professional excellence. From the lobby/waiting area to multiple exam rooms and lab areas, the layout is poised for seamless adaptation. Enjoy the convenience of an executive office with a private restroom, a break room with washer/dryer hookups, and ample storage for equipment and records. 2 private restrooms complete this elegantly outfitted space.

Tenants are responsible for electric and gas utilities, routine interior maintenance, janitorial expenses, phone/data/internet, and trash removal reimbursement to the Landlord, allowing Tenants to prioritize their business needs while sidestepping the burden of ownership. The Landlord is open to modifications to suit the needs of quality, long-term tenants.

The property is in a diverse sector on the southwest side of Springfield, IL. It is west of Chatham Rd (17,100 AADT) and near Wabash Ave (25,100 AADT), making this an ideal commercial corridor to locate your business. The surrounding area is a mix of residential (subdivisions, multi-family dwellings, and assisted and senior living facilities) and commercial uses (big box retailers, QSRs, and various shopping and offices) and the overall area has been stable for many years. Also, the site is minutes away from White Oaks Mall.

PROPERTY INFORMATION

ADDRESS

1905 Montana Dr, Springfield, IL 62704

AVAILABLE SPACE

Suite 10 (Lower-Level) – 4,510 SF
Suite 40 (Upper-Level) – 3,520 SF

LEASE RATE

\$14.50 / SF / Modified Gross

ZONING

R-5c, Office District

YEAR BUILT

2003

PARKING

52 Spaces



AERIAL



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EXTERIOR PHOTOS



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LOBBY/COMMON AREA



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Building Entrance/Landing



Lower-Level



Upper-Level

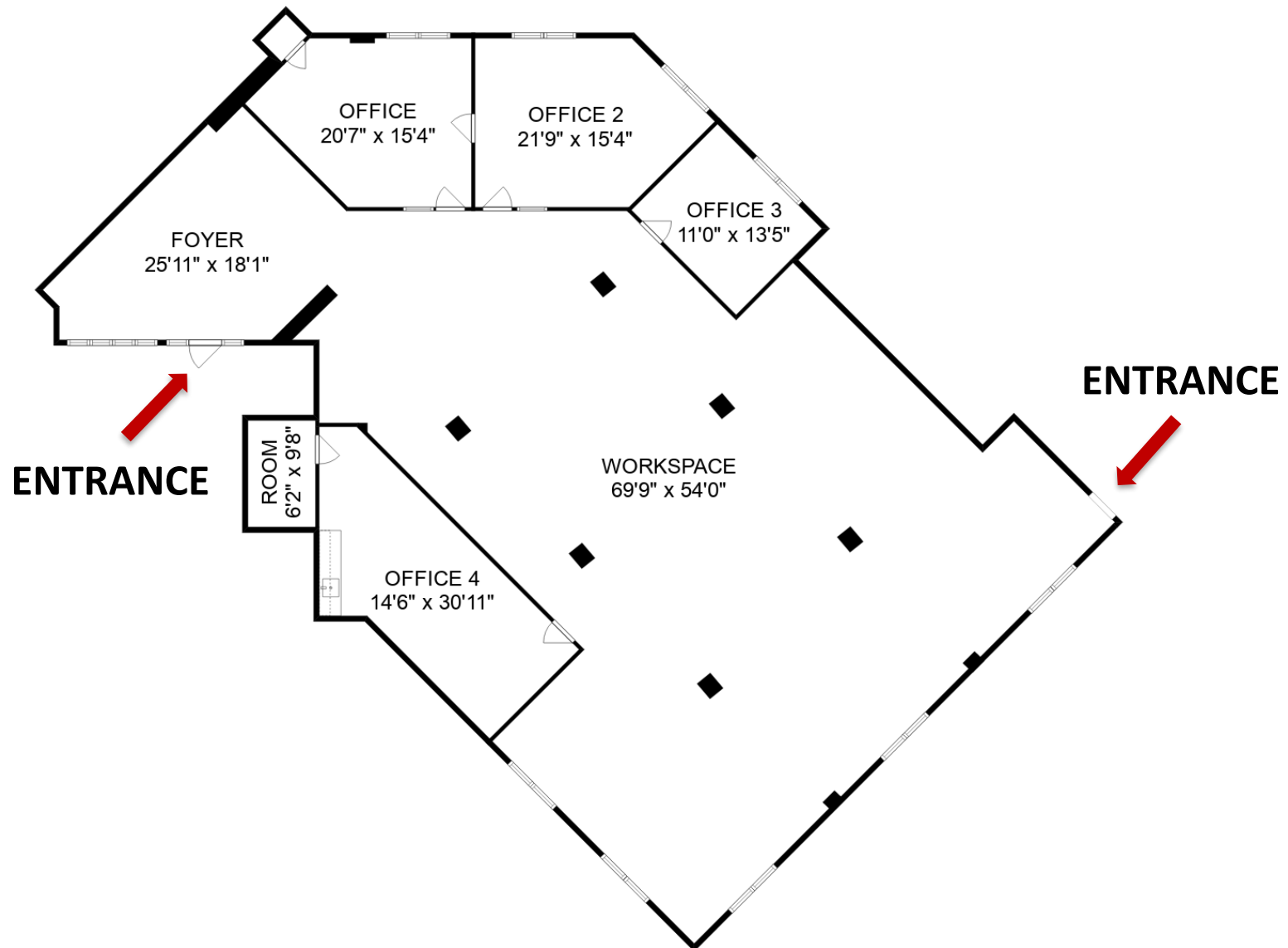
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FLOOR PLAN



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Suite 10

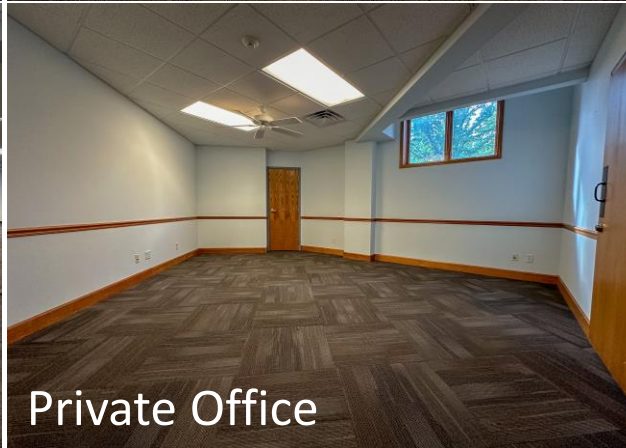


INTERIOR PHOTOS



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Suite 10

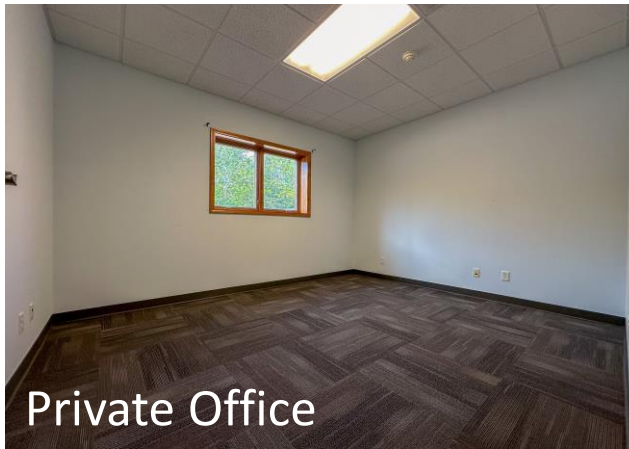


INTERIOR PHOTOS



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Suite 10



Private Office



Open Office Area



Open Office Area



Open Office Area



Open Office Area
Potential Conference Room



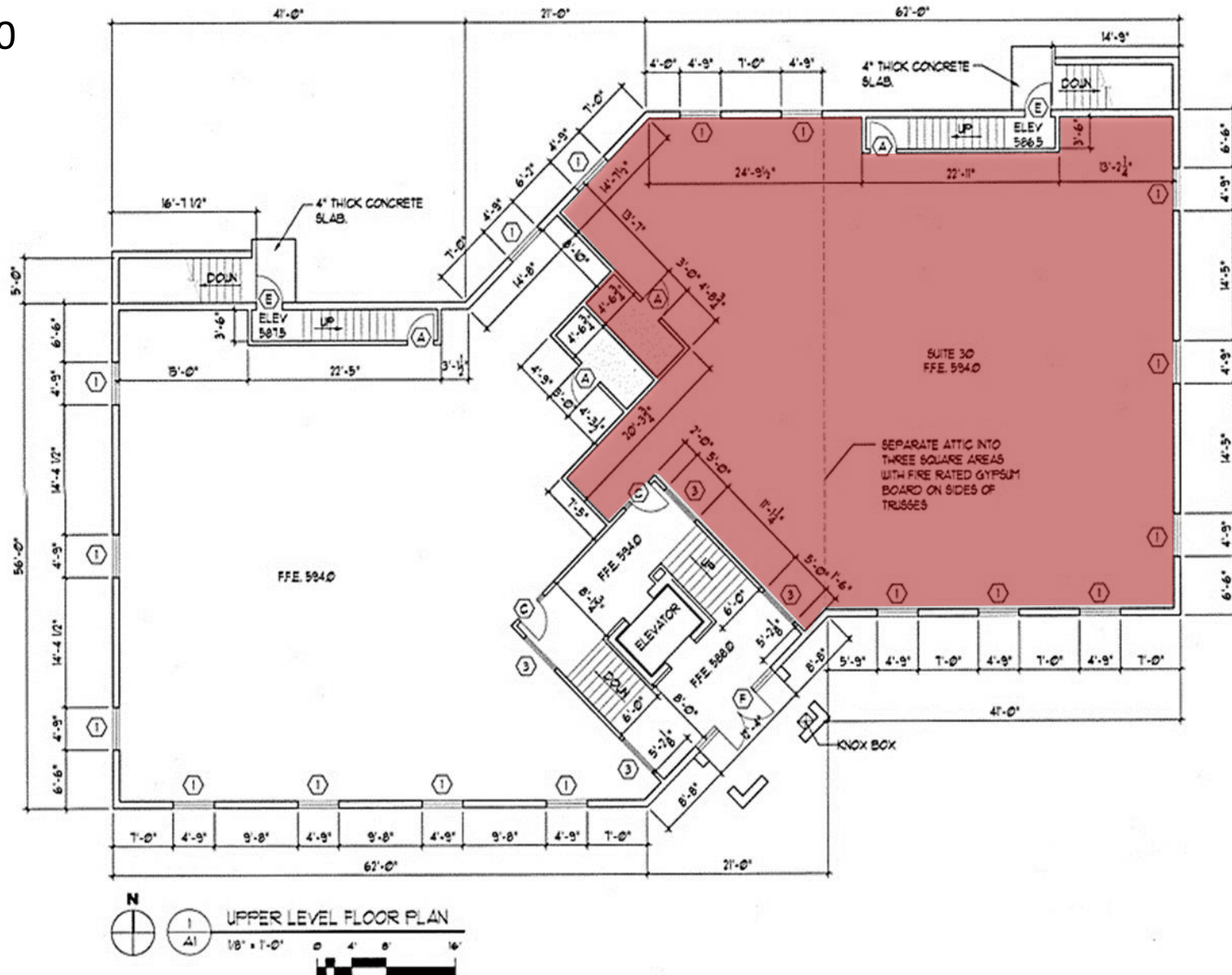
Break Room/Kitchen

FLOOR PLAN



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Suite 40

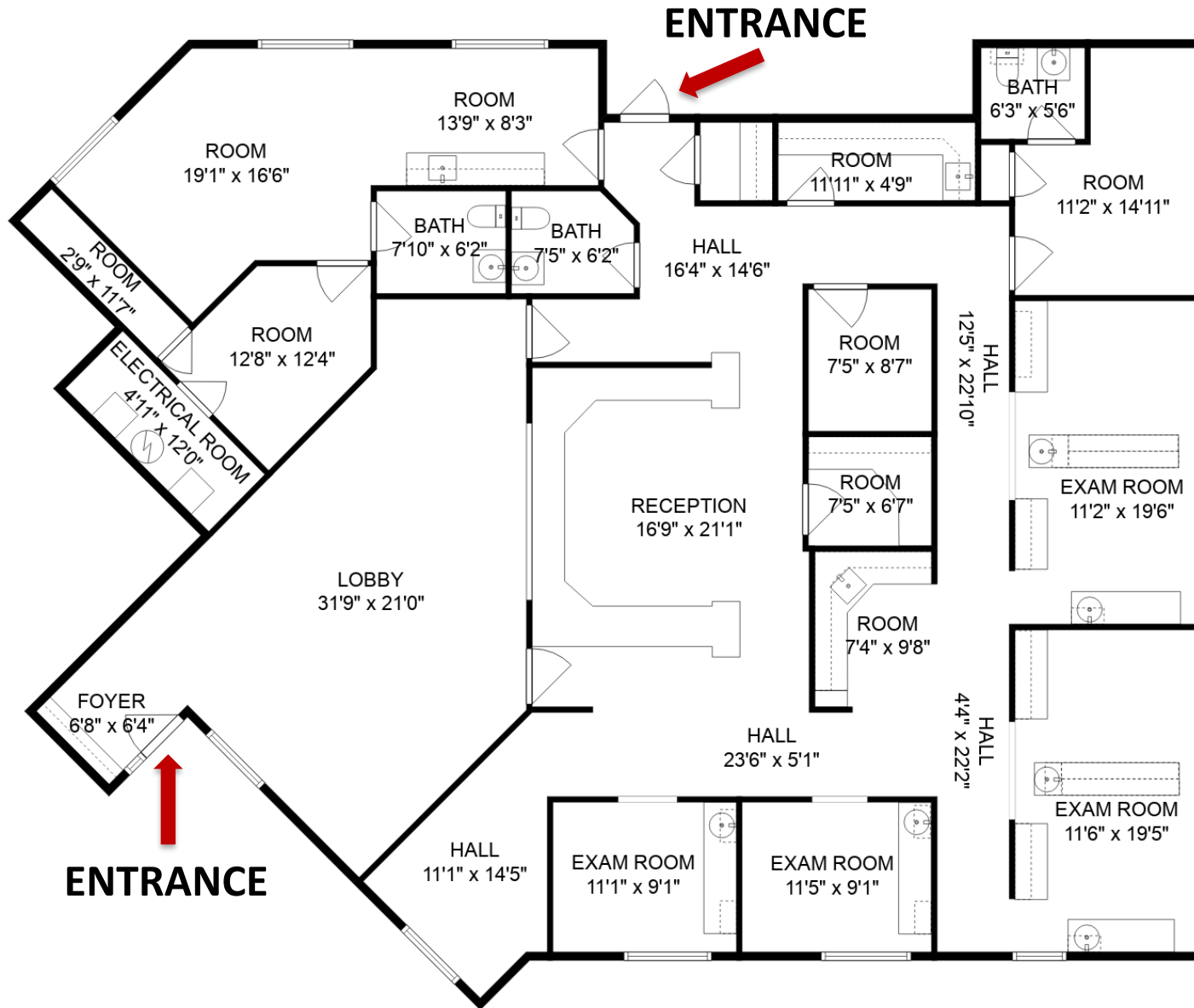


FLOOR PLAN



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Suite 40



INTERIOR PHOTOS



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Suite 40



INTERIOR PHOTOS

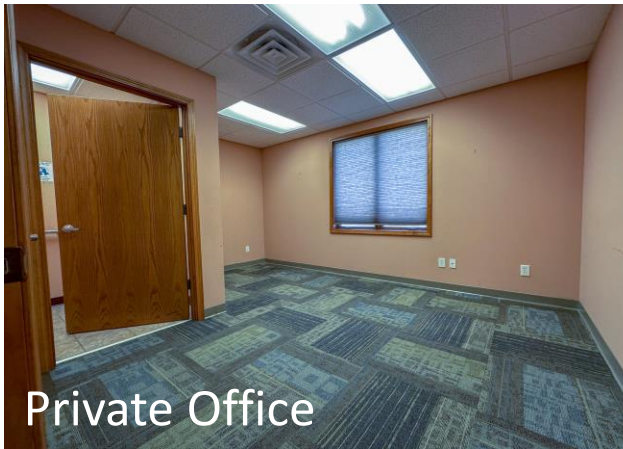


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Suite 40



Open Dental Work Station



Private Office



Hallway



Break Room/Kitchen



Break Room/Kitchen



Reception/Waiting Area

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PROPERTY HIGHLIGHTS

- Open Layout Lower-Level Space
- Medical Office Upper-Level Space
- Plenty of Natural Light
- Landlord Willing to Make Modifications
- Ideal Commercial Corridor Location
- Stable Trade Area