

# FOR SUBLEASE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3051 Hollis Dr.  
Springfield, IL 62704**

**114,728 SF Class A Corporate  
Office Building for Sublease**

**NICK RAGLE**

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to present a rare sublease opportunity in one of Springfield's most desirable business corridors – a move-in ready, 3-story Class A office building.

The building is currently home to a major medical group and would be ideal for many corporate, healthcare, or administrative users. The first floor includes a secure lobby, a spacious conference/training room comes fully equipped with A/V capabilities, and a generous cafeteria with vending machines. Each floor has expansive open areas outfitted with cubicles, perimeter private offices, multiple meeting rooms, 2 sets of ADA-compliant restrooms (two mother's rooms on the first floor), and ample storage areas throughout. All FF&E onsite is owned by the Tenant and is allowable for use by the Subtenant.

Additional building features include: access to a 9'4" x 9'4" grade-level loading overhead door, printer/copier stations and break areas on each floor, smart lighting, fully sprinklered, and a CAT D150-8 model, 150kw backup generator. The building is on a large lot with extensive on-site parking, landscaped outdoor patio space, green space, and paved walking paths for wellness breaks.

## PROPERTY INFORMATION

ADDRESS	3051 Hollis Drive, Springfield, IL 62704
LEASE PRICE	\$20.00/ SF Full Service
TAX PIN	21-12-04-280-13
AVAILABLE SPACE	Partial Floor up to 114,158 SF
BUILDING SIZE	117,158 SF
ZONING	R-5(b) – General Residence and Office District
PARKING SPACES	400



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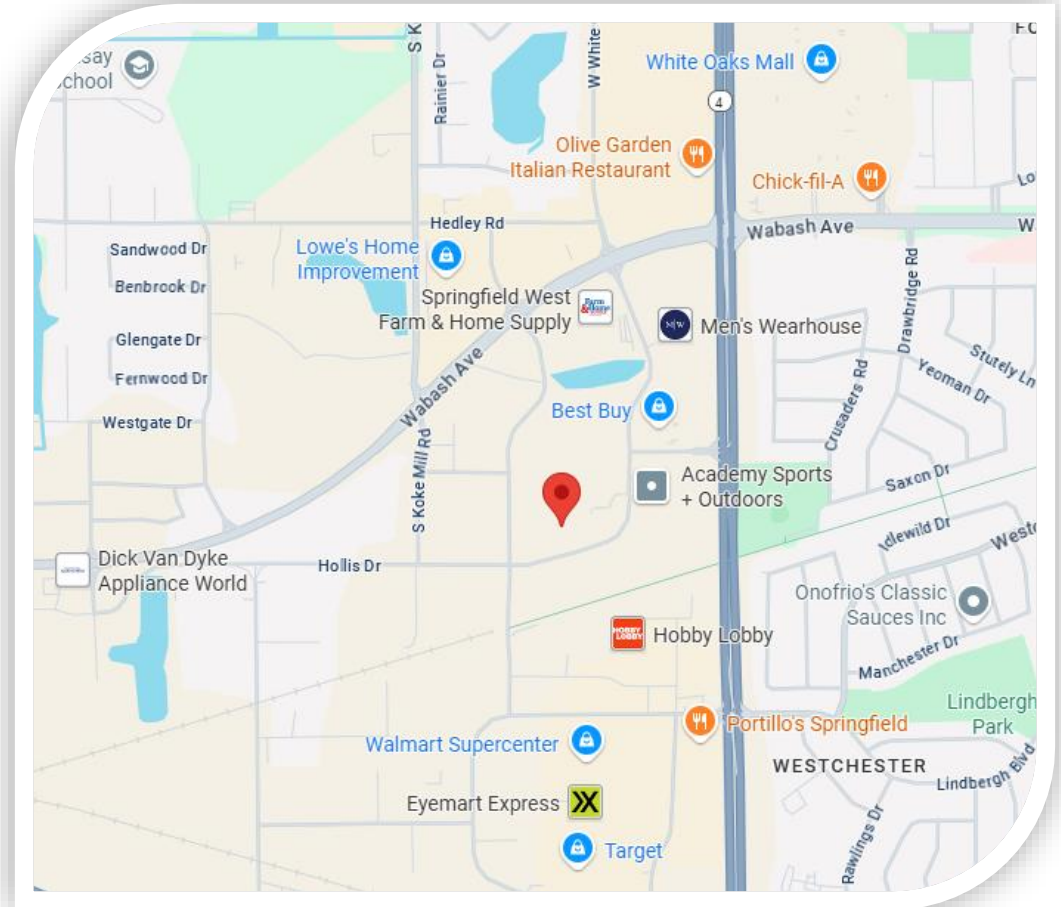


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## AREA OVERVIEW

The site is located on thriving southwest side of Springfield, IL. It backs up to multiple Class A office facilities with long-term, stable tenants. It is west of Veterans Pkwy (31,700 AADT), the main commercial artery in the market.

Neighboring attractions include Southwest Plaza shopping center (Barnes & Noble, Office Depot, Ross Dress for Less, Dollar Tree, Best Buy, Academy Sports + Outdoors, Old Navy) and Parkway Pointe Development (Walmart, Target, Hobby Lobby, Starbucks, McDonald's, Portillo's, Club Car Wash, Verizon, FedEx Office), among a wide range of restaurants, hotels, and other professional services.

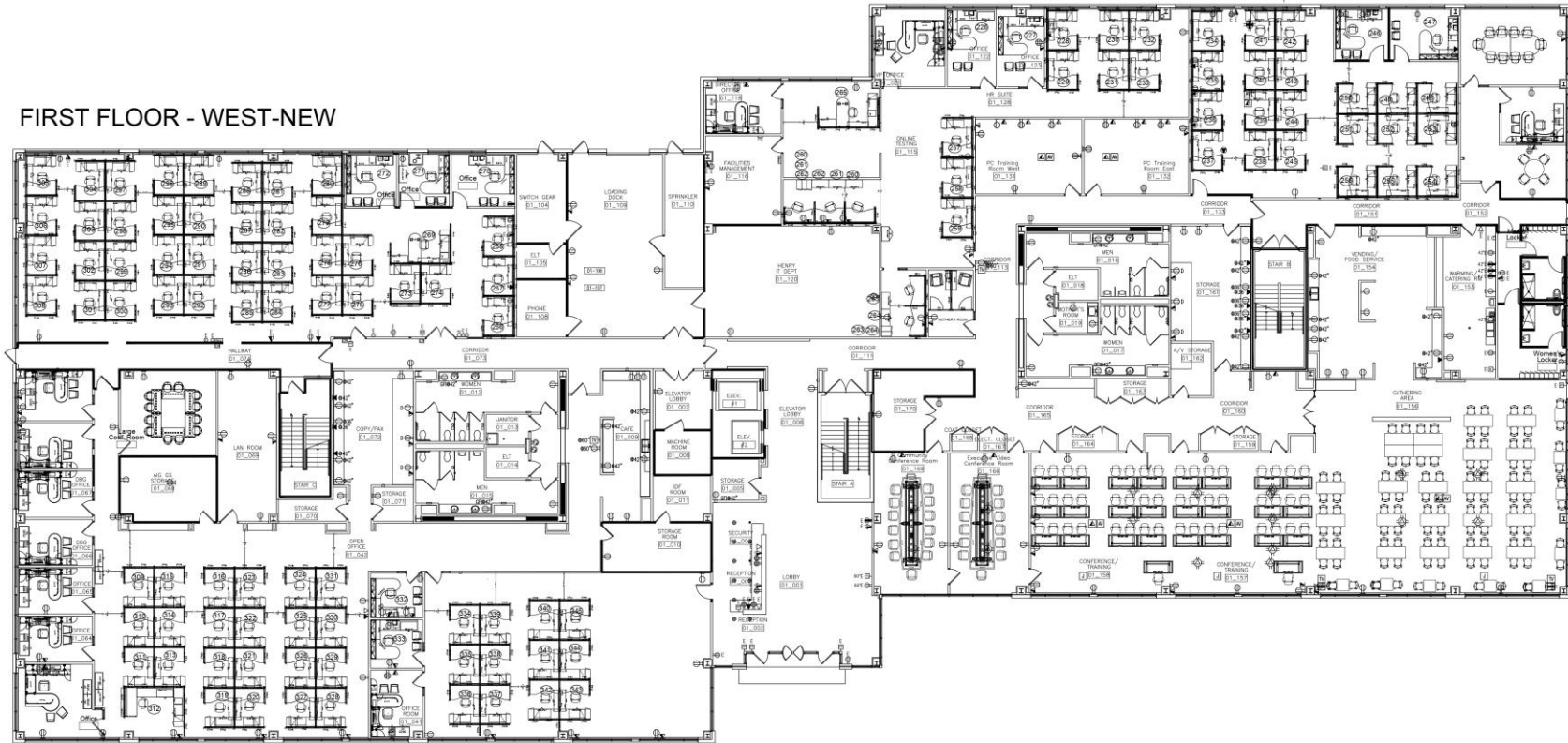


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## FIRST FLOOR - WEST-NEW



HOSPITAL SISTERS HEALTH SYSTEM  
HOLLIS DRIVE BUILDING - FIRST FLOOR  
GENERAL CONTRACT

DRAWN:  
REVISED:  
DESIGNED:  
DATE:  
SCALE:  
NOT TO SCALE  
SHEET:  
1 of 1

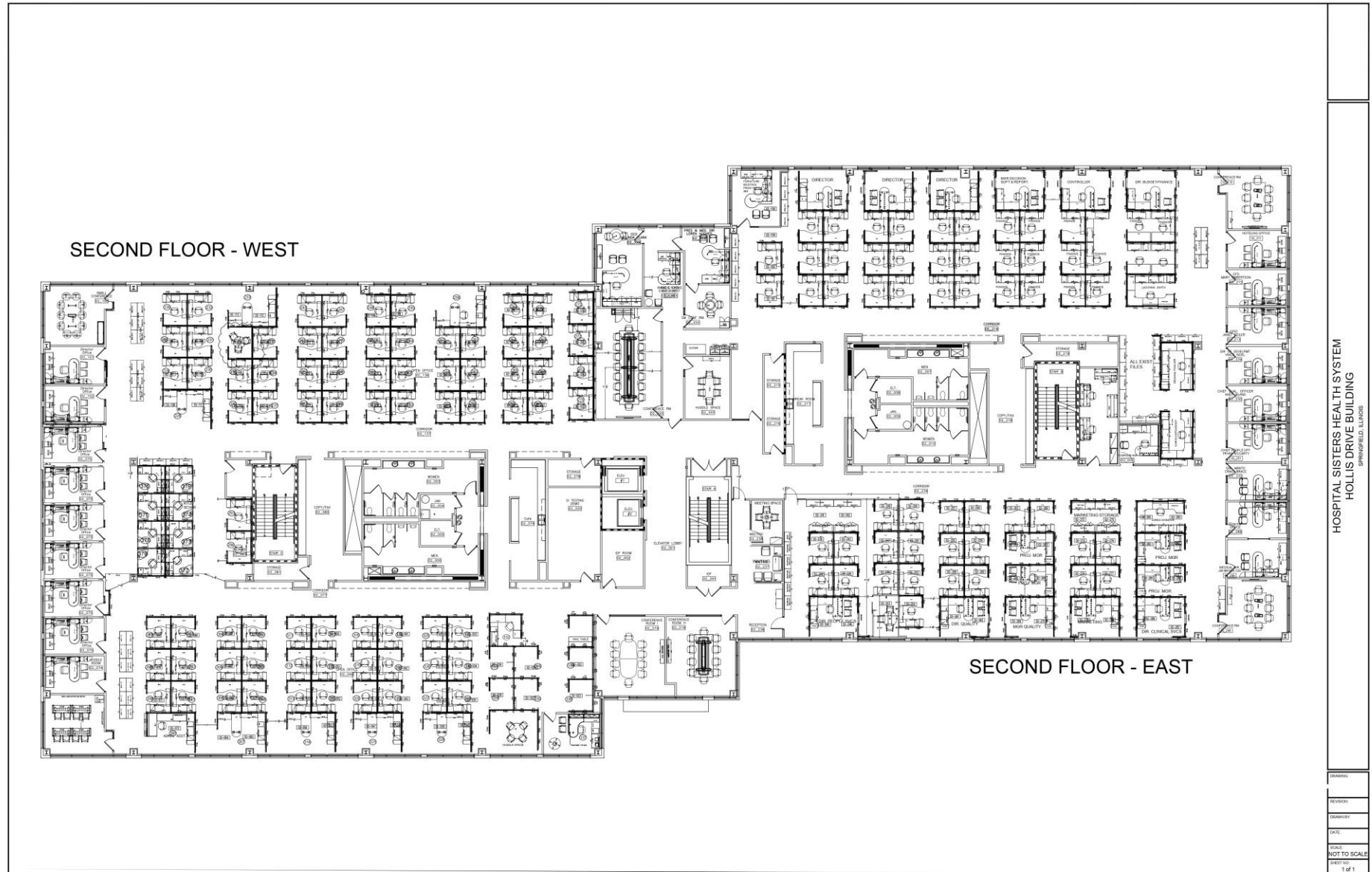
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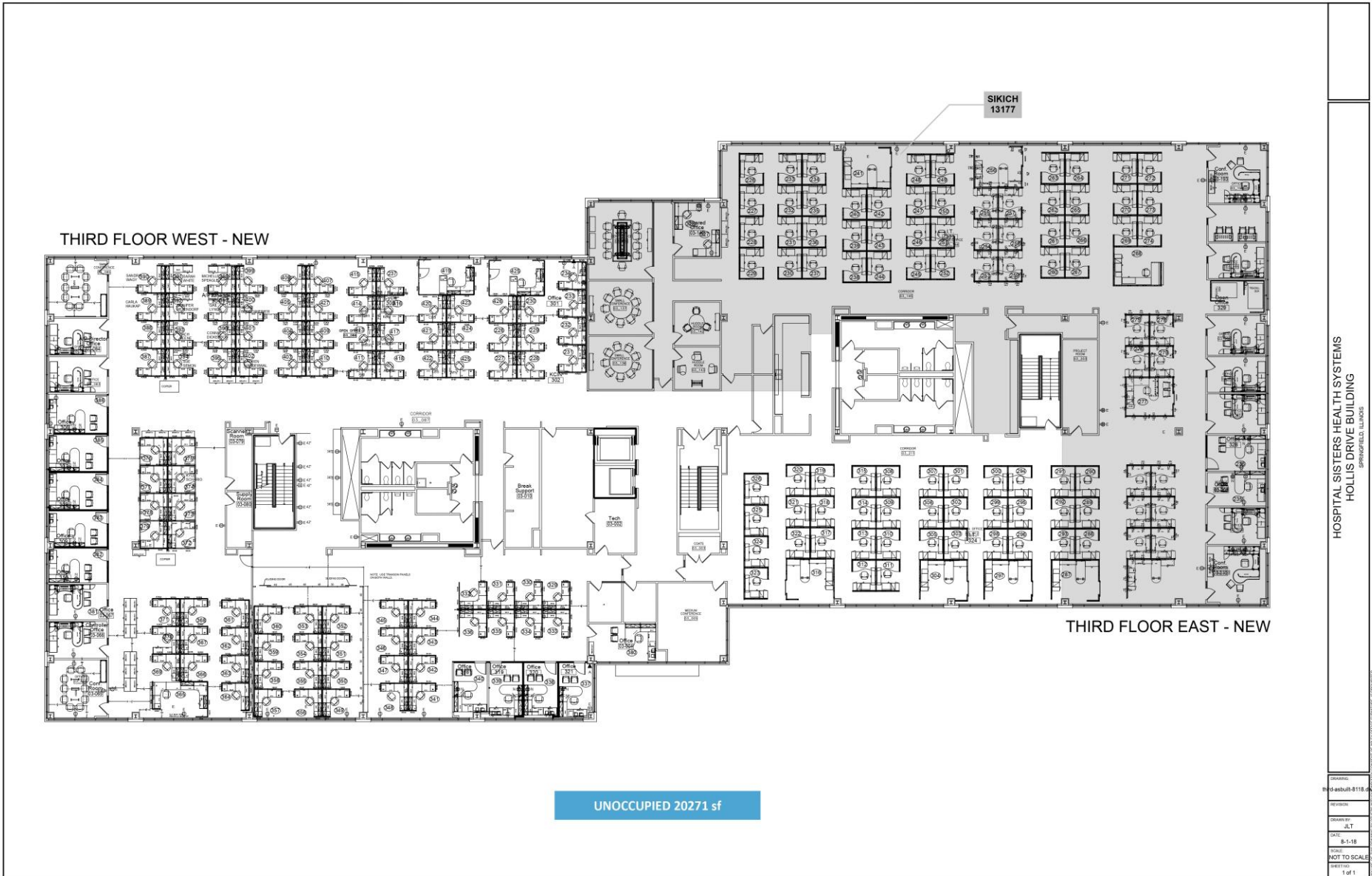
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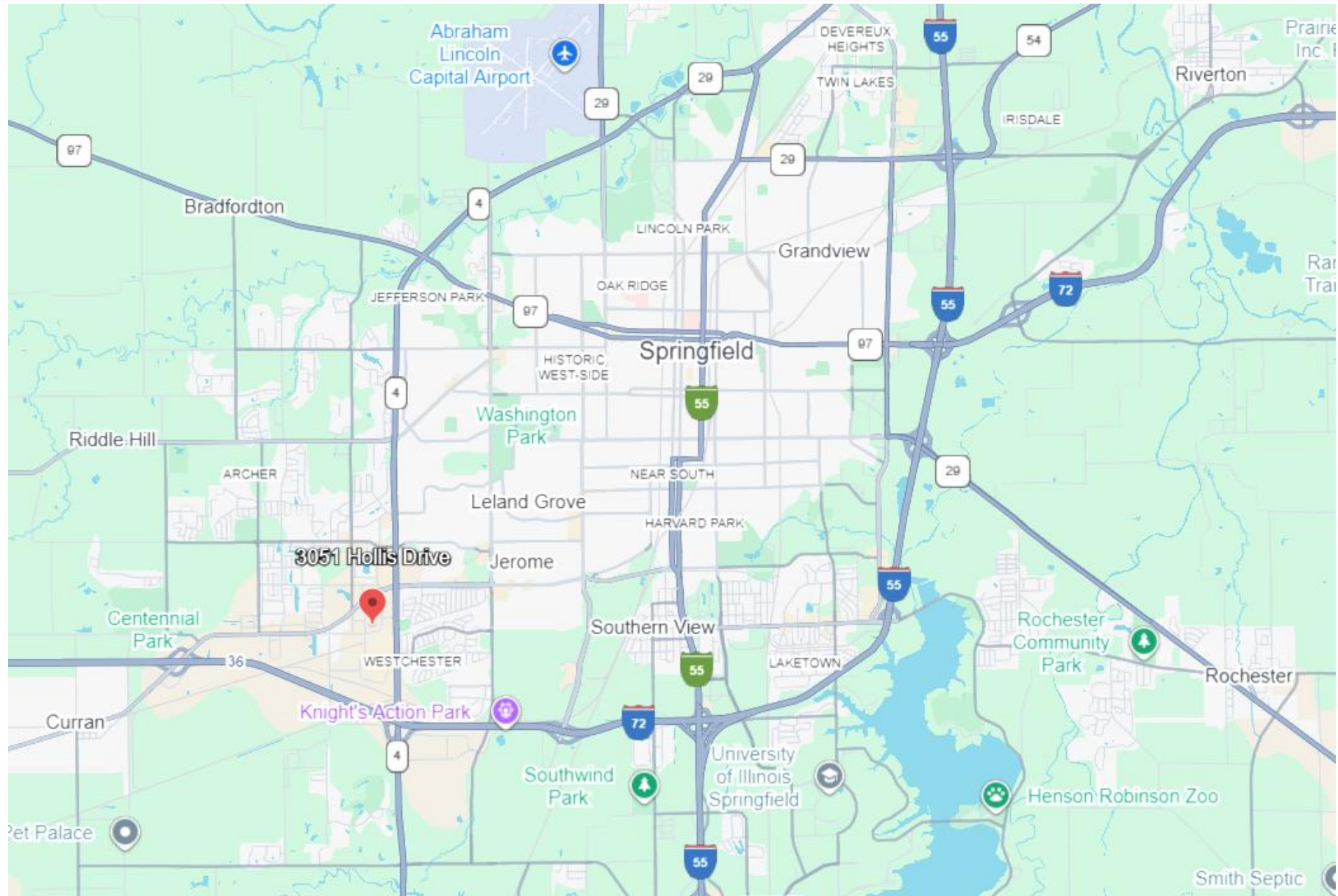
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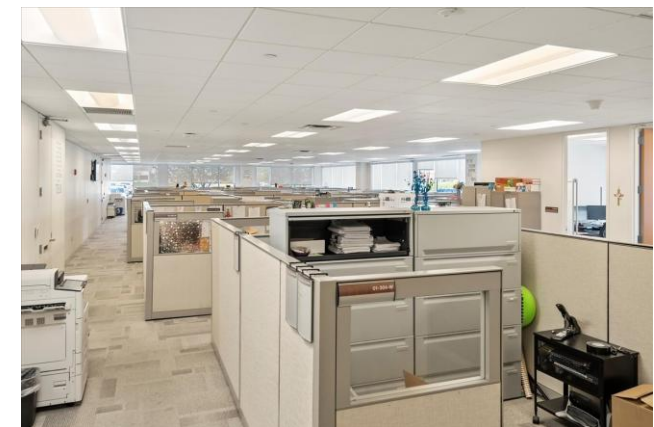
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## POPULATION

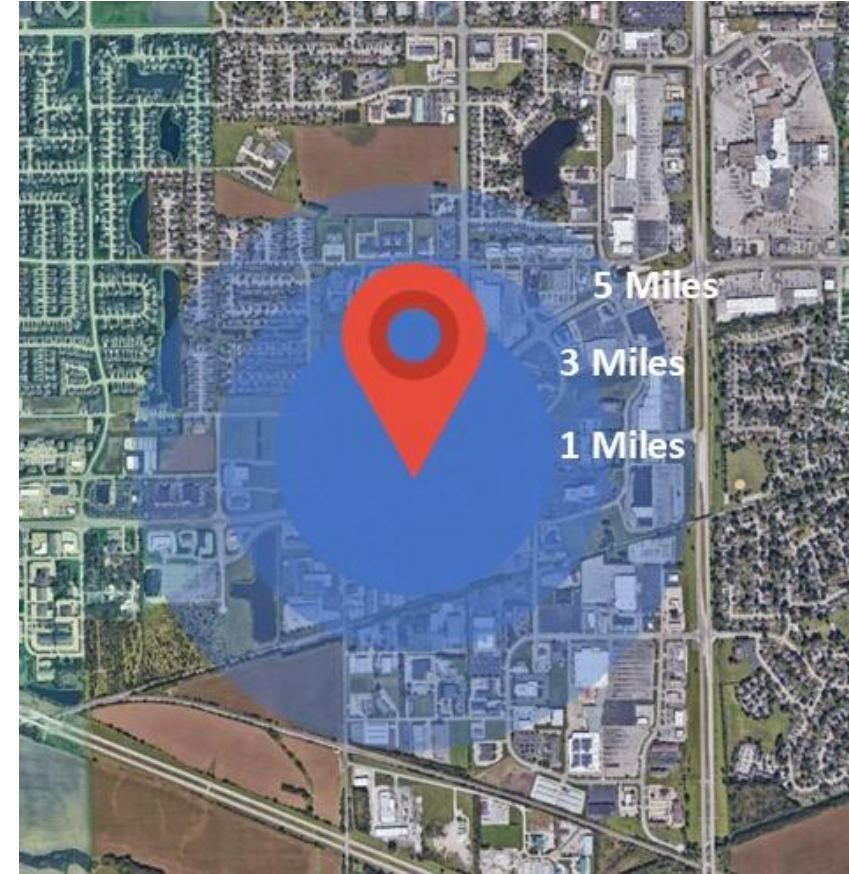
	1-MILES	3-MILES	5-MILES
2020 Population (Census)	4,332	41,630	95,451
2024 Population	4,436	42,478	96,038
2029 Population (Projected)	4,560	43,641	97,426

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2024 Households	2,037	19,713	43,880
2029 Households (Projected)	2,094	20,234	44,457

## INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$48,555	\$53,117	\$43,973
2024 Avg. HH Income	\$105,725	\$114,461	\$96,241
2024 Median HH Income	\$83,315	\$81,957	\$68,392



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## PROPERTY HIGHLIGHTS

- Move-in Ready
- Class A Office Space
- Backup Generator
- Ample On-Site Parking
- First Floor Cafeteria
- Outdoor Patio, Green Space

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