

PARK PLACE ONE

3201 W. WHITE OAKS DRIVE



A Premier Class A Office Building in Springfield, Illinois

Introducing an exceptional investment opportunity in Springfield, IL - a multi-tenant office building encompassing an impressive 100,184 square feet. Situated in the flourishing west side, this property enjoys seamless access to major highways, making it a highly sought-after location for businesses and professionals alike. Surrounded by a thriving ecosystem of restaurants, office buildings, banks, and shopping centers, its prime position further adds to its allure.

Notably, the building is currently occupied by top-tier tenants, ensuring a stable and reliable income stream from the outset. Additionally, the property's potential for future growth and appreciation makes it an enticing prospect for discerning buyers seeking long-term value.

With a strategic location, strong tenant base, and promising upside potential, this office building is a compelling opportunity for investors seeking to diversify their portfolios and capitalize on Springfield's growing real estate market.

INVESTMENT HIGHLIGHTS

- 77% occupied multi-tenant class A office building
- Extremely strong tenant mix
- Value-add opportunity by filling vacancy
- Strong existing return and even stronger projected return
- Staggered lease rollover | Leases feature annual escalations
- Located in attractive Southwest office market, just North of the Interstate 72 and Highway 4 Exchange
- Close proximity to Southwest Plaza Shopping Center and the White Oaks Mall.
- Approximately \$750,000 in CapEx since 2019, including new LED lighting, HVAC upgrades, parking lot resurfacing and more
- Substantial discount to replacement cost



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