

GLOBAL SPOTLIGHT

Springfield, Illinois



Springfield Remains Competitive, Attractive Site for Businesses

- The capital of Illinois, Springfield is located in Sangamon County at the intersection of Interstate Highways 55 and 72, approximately 200 miles southwest of Chicago. With an economy focused on healthcare, education, state government and insurance, Springfield is a competitive market with economic ties to the rest of the state.
- Springfield's location in central Illinois provides companies with distinct advantages, including ready access to major consumer markets, suppliers of raw materials and components, and transportation facilities and services. Companies that utilize the rail hub and highways find cost savings and an excellent means for inexpensive movement of components and final goods.
- As a business center, Springfield offers a number of business incentives that support corporate expansion and relocation to the area. Companies are attracted to the vast technological resources available, as well as the high-quality workforce and quality of life in the area.
- The market is supported by major employers like the State of Illinois, Memorial Health System, St. John's Hospital, AIG and AT&T. Large businesses continue to invest in the community, developing new properties and continually upgrading existing properties. Education centers include five public and private colleges and universities, drawing a large number of undergraduates and grad/medical school students every year. Big box chains and national chain stores have opened in the last few years, raising the market's retail profile.
- In the coming months, the office market is expected to experience more lease transactions than sales as companies search for alternatives to financing in the economic downturn. The medical services sector will continue to grow, with new developments on the horizon. Springfield's retail market will begin to see a recovery at the end of 2009. And the industrial sector will continue to be more focused on warehouse/distribution center activity instead of manufacturing plants.

Springfield At a Glance

Population	116,482
Location	Central Illinois
Unemployment	8%
Major Economic Drivers	Healthcare, State Government, Education, Insurance

Property	Rent/SF/Year Low	High	Vacancy Rate
Downtown Office Class A	\$14.00	\$18.00	8%
Suburban Office Class A	\$15.00	\$21.00	8%
Industrial Bulk Warehouse	\$3.50	\$6.00	9%
Retail Downtown	\$10.00	\$20.00	10%

NAI True is a full-service commercial real estate firm offering local expertise in the greater Springfield area.

About NAI Global

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

At A Glance

325	Offices
55	Countries
5,000	Professionals
\$45 billion	Annual Transaction Volume
200	MSF of Property Management

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