

**ATTRACTIVE SELLER
CARRY TERMS AVAILABLE**



SINGLE-TENANT GOVERNMENT SERVICE AGENCY INVESTMENT

2200 CHURCHILL RD | SPRINGFIELD, IL 62702

**BA BRADFORD
ALLEN**

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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL

PROPERTY DETAILS

PROPERTY TYPE:	Office
SALE PRICE:	\$10,500,000 (\$99.69/SF)
CAP RATE:	10.22%
SELLER FINANCING TERMS:	Seller will carry \$1,000,000 note in second position with 0% interest rate.
BUILDING SIZE:	±105,324 SF
LOT SIZE:	±154,202 SF (±3.54 AC)
YEAR BUILT:	Building A: 2000 Building B: 1977 Building C: 1978
PARKING:	4.29/1000
ZONING:	R-5 (B) General Residence and Office District
PARCEL:	14300276015, 14300426038 & 14300255008

PROPERTY HIGHLIGHTS

- AT&T Fiber Internet
- Three freestanding buildings that are connected
- Two to three stories
- Elevators
- Dock high loading for bulk office supplies
- Lots of natural lighting
- Fresh 5 year lease
- Leased to the State of Illinois (Dept. of Central Management Services)



EXECUTIVE SUMMARY

Offered by Bradford Allen (Broker of Record in Illinois) in cooperation with LevRose Commercial Real Estate* is pleased to present the exclusive opportunity to acquire a 100% leased, single-tenant $\pm 105,324$ SF office building in Springfield, Illinois. Located at 2200 Churchill Road, Springfield, IL 62702, the property is leased to the Department of Central Management Services (CMS), a long-term state agency tenant that has occupied the premises since 2014. The asset is offered at \$10,500,000, representing an 10.22% capitalization rate, with a new 5-year lease signed in October 2025. **The owner will seller finance a \$1,000,000 note with a 0% interest rate in second position.** The property features block construction, ± 450 parking spaces, and pedestrian walkways connecting all three buildings, making it an ideal facility for large-scale government or corporate users. Recent façade repairs, fresh exterior paint, and recent partial parking lot repair further enhance the building's appeal. Conveniently located just 7 minutes from Downtown Springfield and 13 minutes from Interstates 72 and 55, the asset benefits from excellent accessibility and proximity to major state operations. The lease includes annual rent escalations of 1.5%, generating \$1,648,320.60 of net rent in Year 1, offering investors a high-yield and stable return backed by a strong credit tenant.

*Referring broker - licensed in Arizona



TENANT WRITE UP

DEPARTMENT OF CENTRAL MANAGEMENT SERVICES

Central Management Services (CMS) is the operational engine working behind the scenes to enable the State's more than 80 agencies, boards, and commissions to deliver efficient, reliable services to Illinois citizens. The Agency's mission is to support the State by delivering innovative, responsive, and effective services that provide the best value for Illinois State government and the people it serves.

<https://cms.illinois.gov/>



RENT SCHEDULE

LESSEE RESPONSIBILITIES: Rent, Utilities (electricity, Gas, Water/Sewer)

LESSOR RESPONSIBILITIES: Repair & maintenance of HVAC, Non-HVAC Equipment/Power circuits, Water, Electrical, Plumbing, Ventilation systems, lighting, hot/cold water, sewer, Janitorial, pest control, elevator, fire extinguishers, snow & Ice, landscaping, parking lot, life safety systems, roof, foundation, structural, mechanical.

CURRENT TERM					
TERM	ANNUAL RATE	MONTHLY RATE	SQ. FT	MONTHLY RENT	ANNUAL RENT
9/1/2025-8/31/2026	\$15.65	\$1.30	105,324	\$137,360.05	\$1,648,320.60
9/1/2026-8/31/2027	\$15.90	\$1.32	105,324	\$139,554.30	\$1,674,651.60
9/1/2027-8/31/2028	\$16.15	\$1.35	105,324	\$141,748.55	\$1,700,982.60
9/1/2028-8/31/2029	\$16.41	\$1.37	105,324	\$144,030.57	\$1,728,366.84
9/1/2029-8/31/2030	\$16.67	\$1.39	105,324	\$146,312.59	\$1,755,751.08
				TOTAL	\$8,508,072.72

OPTION TERM					
TERM	ANNUAL RATE	MONTHLY RATE	SQ. FT	MONTHLY RENT	ANNUAL RENT
9/1/2030-8/31/2031	\$16.94	\$1.41	105,324	\$148,682.38	\$1,784,188.56
9/1/2031-8/31/2032	\$17.24	\$1.44	105,324	\$151,315.48	\$1,815,785.76
9/1/2032-8/31/2033	\$17.55	\$1.46	105,324	\$154,036.35	\$1,848,436.20
9/1/2033-8/31/2034	\$17.87	\$1.49	105,324	\$156,844.99	\$1,882,139.88
9/1/2034-8/31/2035	\$18.19	\$1.52	105,324	\$159,653.63	\$1,915,843.56
				TOTAL	\$9,246,393.96

SITE PLAN



INTERIOR PHOTOS



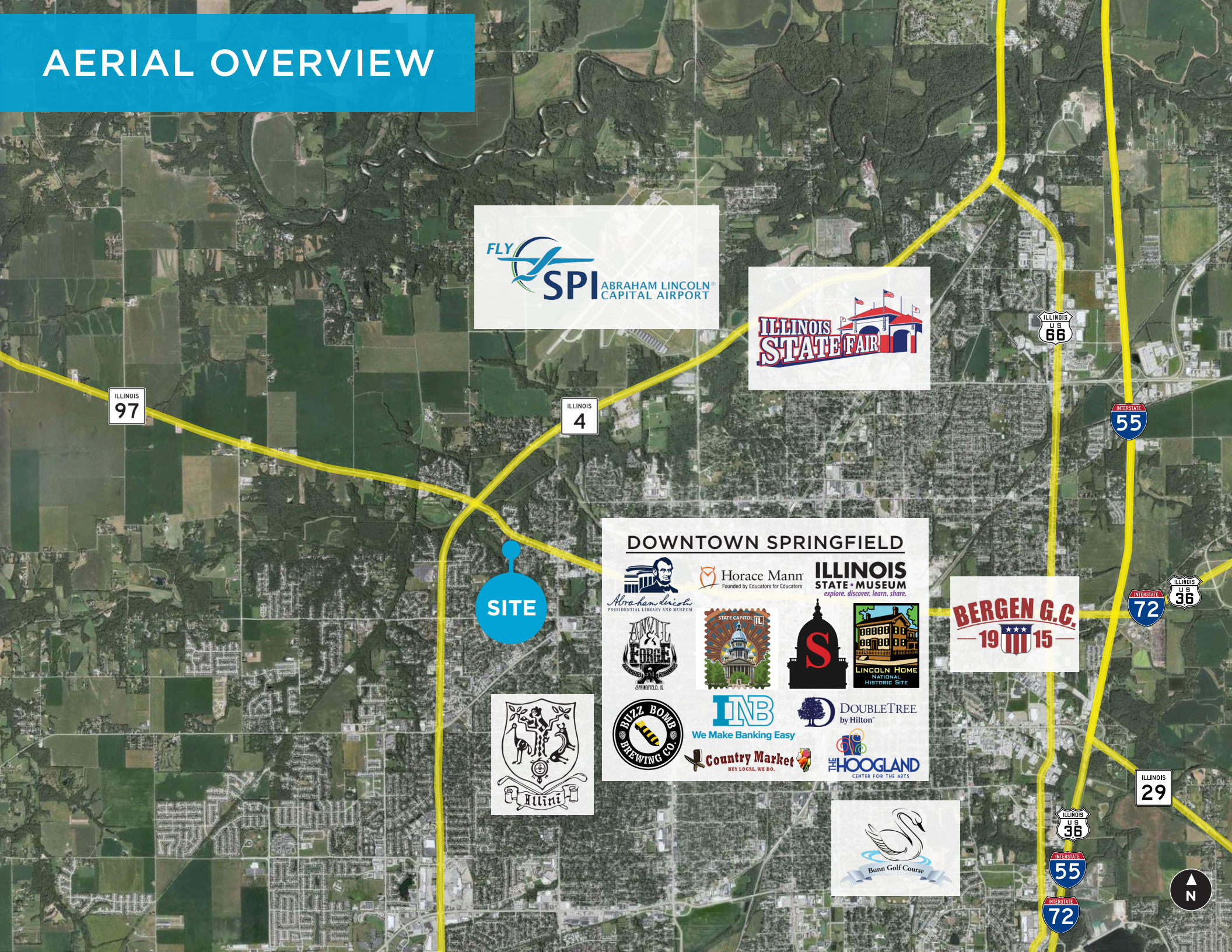
INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL OVERVIEW



FLY  **SPI** ABRAHAM LINCOLN
CAPITAL AIRPORT

ILLINOIS
STATE FAIR

ILLINOIS
97

ILLINOIS
4

ILLINOIS
US
66

INTERSTATE
55

INTERSTATE
72

ILLINOIS
US
36

ILLINOIS
29

ILLINOIS
US
36

INTERSTATE
55

INTERSTATE
72



SITE

DOWNTOWN SPRINGFIELD

 **Abraham Lincoln**
PRESIDENTIAL LIBRARY AND MUSEUM

 **Horace Mann**
Founded by Educators for Educators

ILLINOIS STATE MUSEUM
explore. discover. learn. share.

 **STATE CAPITOL**
SPRINGFIELD, IL

 **LINCOLN HOME**
NATIONAL HISTORIC SITE

 **Abraham Lincoln**
PRESIDENTIAL LIBRARY AND MUSEUM

 **Bunn Golf Course**

 **BUNN GOLF COURSE**

 **INB**
We Make Banking Easy

 **Country Market**
BUY LOCAL. WE DO.

 **DOUBLETREE**
by Hilton

 **THE HOOGLAND**
CENTER FOR THE ARTS

BERGEN G.C.
— 1915 —

 **Hill Country**

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,034	55,006	111,607
2029	7,990	54,819	111,279



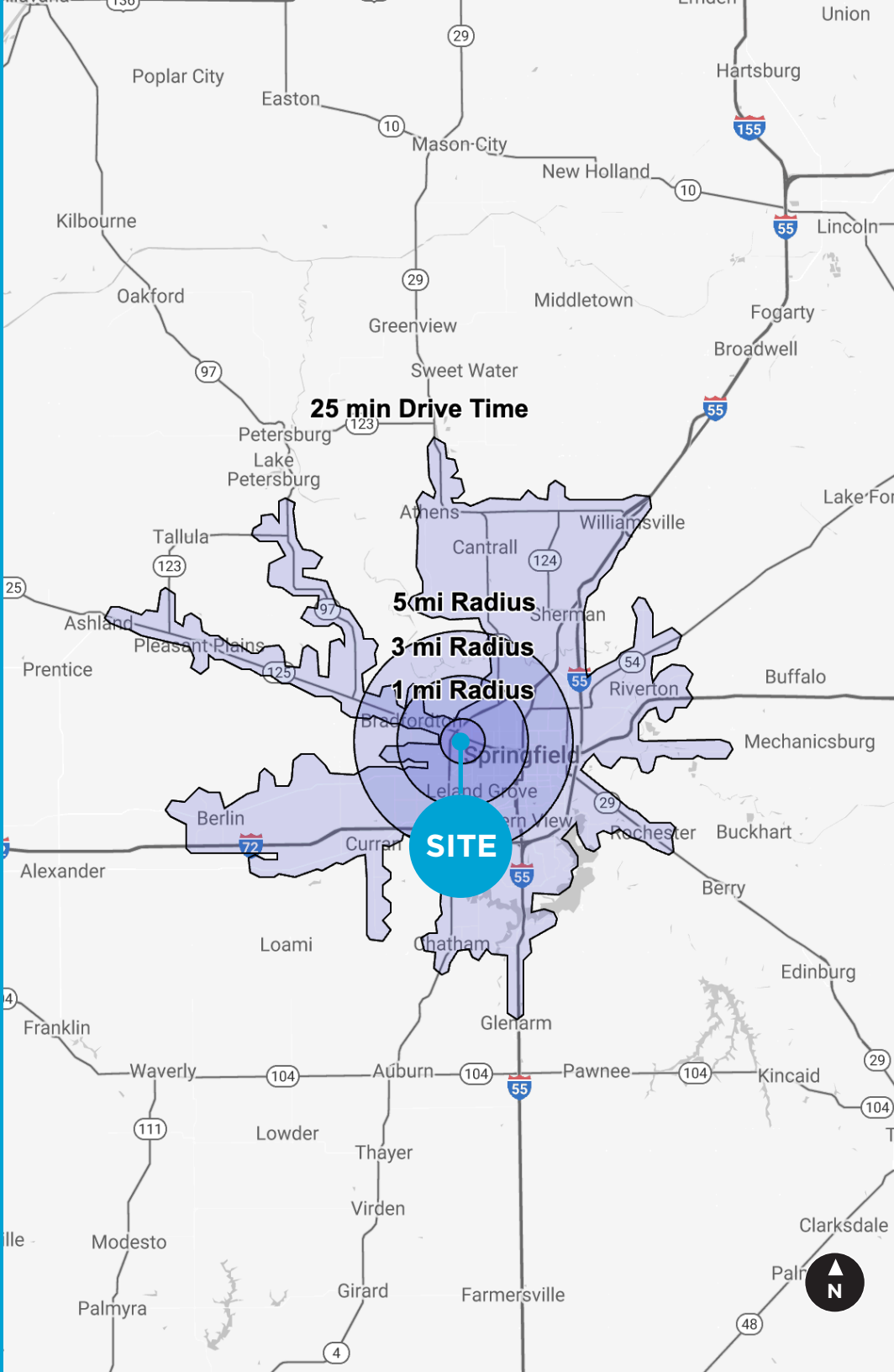
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,845	25,954	50,811
2029	3,815	25,856	50,608



AVG. H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$80,012	\$82,670	\$75,850





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For full details or to schedule a showing, please contact Ben at Bradford Allen.

