



BID DEADLINE SEPTEMBER 15

31-Story, Full-Service Downtown Hotel Landmark Building in State Capital

 700 E. Adams St., Springfield, IL

HIGHLIGHTS

- 31-story tower totaling 374,200± SF with 369 hotel rooms & 27 apartments
- Rooftop communications lease that generates monthly revenue of \$12,000+
- Comprehensive amenity package featuring indoor pool, fitness center, business center & more
- 5 story parking deck (three floors owned by the city)
- 50,000± SF of meeting & event space, among the largest offerings in the market
- Starbucks franchise included, subject to building reopening & Starbucks approval

DETAILS

**U.S. Bankruptcy Court,
Western District of Texas (San Antonio)
Petition No. 5:26-bk-50689**

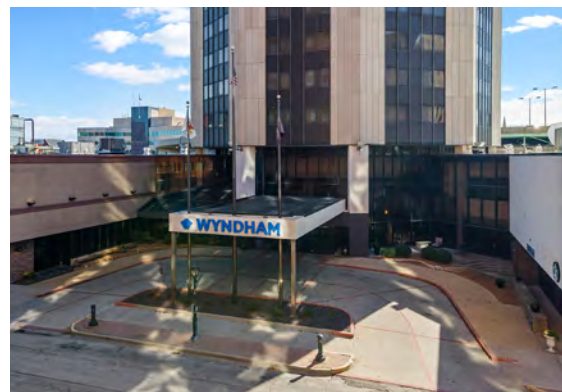
In re: Tower Capital Group, LP

The former Wyndham City Centre is a landmark, full-service hotel located in the heart of downtown Springfield, Illinois. The property is improved with a prominent 31-story hotel tower containing 369 guestrooms and 27 apartments, and remains one of the largest hospitality assets in the Springfield market.

This towering hotel offers a full complement of guest amenities, including a restaurant, lounge and Starbucks café. It's iconic design makes it one of the region's most recognizable properties.

The asset also features 50,000± SF of meeting and event space, including ballrooms, breakout rooms, boardrooms and specialty venues. With such a wide array of accommodations, the property is well equipped to host conventions, government functions, corporate meetings, weddings and social events. Adjacent structured parking rounds out the appeal, providing convenient access for guests and event attendees.

**Property currently not operating,
offering multiple redevelopment options.**



	Building Size	374,200± SF
	Room Count	370
	Land Size	1.15± AC
	Year Built	1972 (Renov. 2015)
	Parking	Two Floors of Five-Story Parking Deck
	Zoning	S-3 (Central Shopping District)
	Taxes (2025)	\$108,541
	Tax ID#	14-34.0-132-011

855.755.2300
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 700 E. Adams St., Springfield, IL

LOCAL INFORMATION

Located in the heart of downtown Springfield, Illinois, 700 E. Adams Street benefits from a diverse and stable demand base driven by government, convention and tourism activity. Adjacent to the Bank of Springfield (BOS) Center and within walking distance of the Illinois State Capitol, state government offices and major Lincoln attractions, the hotel is positioned to capture year-round visitation from legislators, government contractors, conference attendees and leisure travelers.

Additional demand is generated by conventions, concerts and sporting events at the BOS Center, while the property's central business district location and proximity to Amtrak provide convenient access for regional and out-of-state visitors. Together, these demand drivers support consistent occupancy and make downtown Springfield one of Central Illinois' most established hospitality markets.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

September 15 at 5:00 p.m. (CT)

BID SUBMISSIONS

Bids should be submitted on the approved Asset Purchase Agreement (APA) available at www.HilcoRealEstateSales.com. Bids must be submitted to Jamie Coté at jcote@hilcoglobal.com and Henry Nash at hnash@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com

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