



SINGLE-TENANT GOVERNMENT SERVICE AGENCY INVESTMENT

2200 CHURCHILL RD | SPRINGFIELD, IL 62702

BA BRADFORD
ALLEN

Broker of Record:
Ben Azulay
Principal and President of
Brokerage Services
bazulay@bradfordallen.com
(O) 312.994.5774 (C) 773.562.5263

Cameron Miller, Advisor
480.294.6584
cmiller@levrose.com

Landon McKernan, Partner
480.294.6571
lmckernan@levrose.com

Mark Cassell, Partner
480.289.4227
mcassell@levrose.com

LEV ROSE
COMMERCIAL REAL ESTATE

TCN

PROPERTY DETAILS

PROPERTY TYPE:	Office
SALE PRICE:	\$12,000,000 (\$114/SF)
CAP RATE:	8.94%
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 \$12,000,000, representing an 8.94% capitalization rate, with a new 5-year lease in place.

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 and fresh exterior paint 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



ILLINOIS
97

ILLINOIS
4

ILLINOIS
US
66

INTERSTATE
55



DOWNTOWN SPRINGFIELD

Abraham Lincoln
PRESIDENTIAL LIBRARY AND MUSEUM

Horace Mann
Founded by Educators for Educators

ILLINOIS
STATE MUSEUM
explore. discover. learn. share.

SPRINGFIELD
FORCE
SPRINGFIELD, IL

STATE CAPITOL
IL

LINCOLN HOME
NATIONAL HISTORIC SITE

Bunn Golf Course

INB
We Make Banking Easy

Country Market
BUY LOCAL. WE DO.

THE HOOGLAND
CENTER FOR THE ARTS

DOUBLETREE
by Hilton

Bunn Golf Course



INTERSTATE
72

ILLINOIS
US
36

ILLINOIS
29

ILLINOIS
US
36

INTERSTATE
55

INTERSTATE
72



DEMOGRAPHICS



POPULATION

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



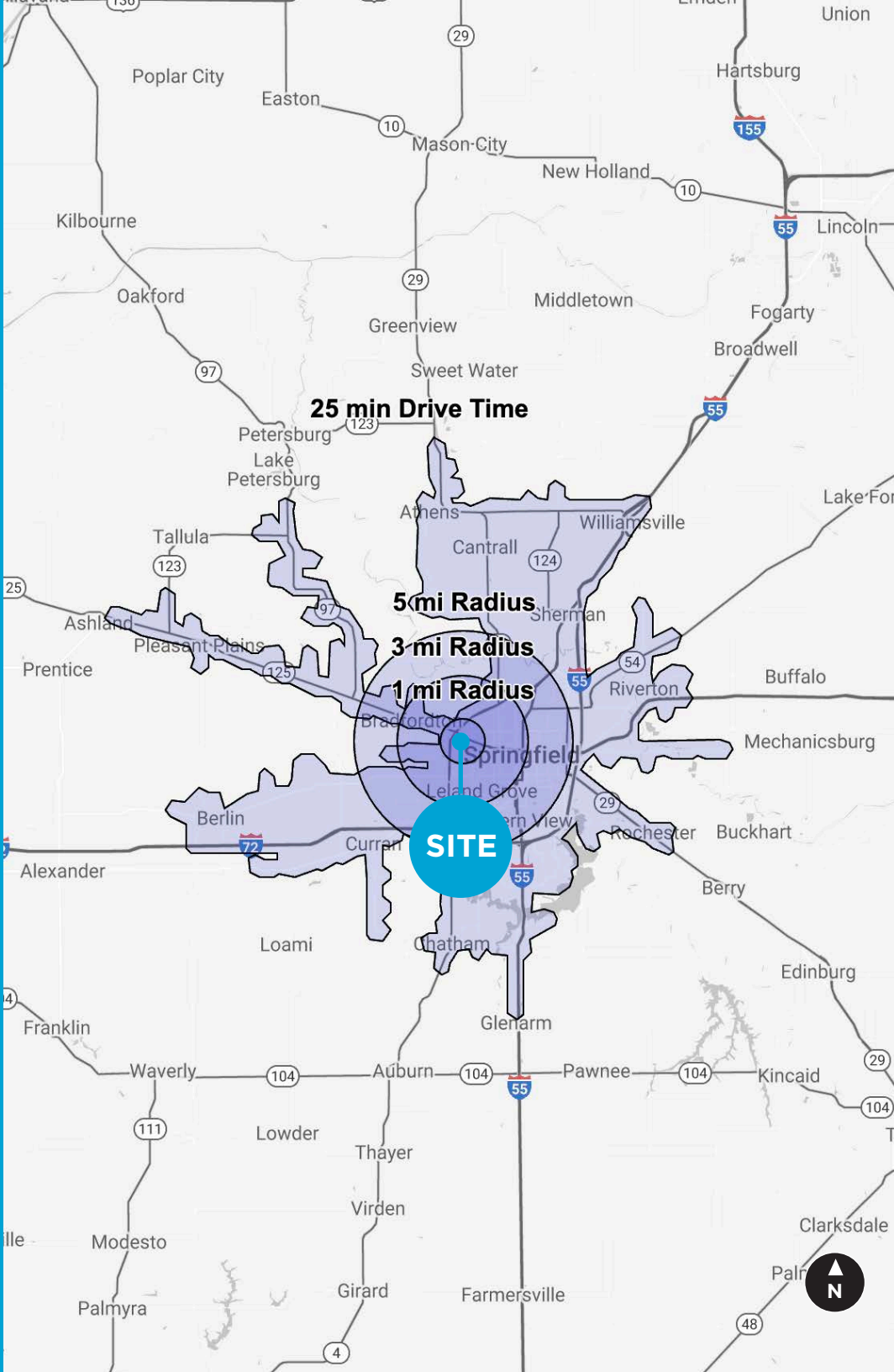
HOUSEHOLDS

	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





Broker of Record
Ben Azulay
Principal and President of
Brokerage Services
bazulay@bradfordallen.com
(O) 312.994.5774 (C) 773.562.5263

Cameron Miller, Advisor
480.294.6584
cmiller@levrose.com

Mark Cassell, Partner
480.289.4227
mcassell@levrose.com

Landon McKernan, Partner
480.294.6571
lmckernan@levrose.com



Offered by: Bradford Allen Real Estate Services – Broker of Record in Illinois, In Cooperation With: LevRose Commercial Real Estate (Referring Broker – Licensed in Arizona)
For full details or to schedule a showing, please contact Ben at Bradford Allen.

