

# REO FULLY LEASED OFFICE BUILDING -FOR SALE

2107 S. Neil Street  
Champaign, IL 61820



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Frontline Real Estate Partners, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Frontline Real Estate Partners, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frontline Real Estate Partners, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

## CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	10
ADVISOR BIOS	13

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



1

# PROPERTY INFORMATION





### Offering Summary

Sale Price:	Subject to Offer
In-Place NOI	Approx. \$232,517
Building Size:	20,000 SF
Occupancy:	100%
Lot Size:	2.18 Acres
Year Built:	1998
Zoning:	CO
Parking:	126 Spaces

### Property Overview

2107 S. Neil Street is a 20,000 square-foot, Class B office building located along Neil Street in Champaign, Illinois. Built in 1998 and situated on 2.18 acres, the building features two (2) units, ample on-site parking with 126 spaces (6.3 per 1,000 SF), and excellent visibility along one of Champaign's primary commercial corridors. The building is fully leased by Communications Data Group and Quest Diagnostics, each established businesses, providing stable income, generating a operating income (NOI) of approximately \$232,517. Opportunity to acquire a secure, low-maintenance asset in a thriving Champaign location. The surrounding area features a mix of retail and office uses, with nearby national and regional retailers including Harvest Market, ACE Hardware, Starbucks, Moe's Southwest Grill, Smoothie King, Oberweis Ice Cream, Taco Bell, Steak 'n Shake, and McDonald's. Major employers in the region include the University of Illinois, Carle Health Systems, Kraft-Heinz, and Presence Health.

### Property Highlights

- Fully leased building with strong, creditworthy tenants on NNN deals—Communications Data Group and Quest Diagnostics
- Attractive income stream producing a net operating income (NOI) of approximately \$232,517
- Strategic location near the University of Illinois, Carle Health Systems, and other major area employers

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# OFFICE BUILDING FOR SALE

## PROPERTY DESCRIPTION



### Location Description

2107 S Neil Street is ideally located along Neil Street in Champaign, Champaign County, Illinois. The City of Champaign, located in east-central Illinois, is home to the University of Illinois at Urbana-Champaign—the state's largest and one of its most influential universities. With a population of approximately 89,000 and over 210,000 residents in Champaign County, the area offers a strong economic base and a skilled labor pool supported by ongoing university-driven research and innovation.

This location is recognized as one of Champaign's premier commercial corridors, offering exceptional access, visibility, and proximity to key amenities. The Property is less than four (4) miles from both Interstate 74 (east/west) and Interstate 57 (north/south) and is easily accessible via major thoroughfares including Neil Street, Kirby Avenue, and Windsor Road. The surrounding area features a mix of retail and office uses, with nearby national and regional retailers such as Harvest Market, ACE Hardware, Starbucks, Moe's Southwest Grill, Smoothie King, Oberweis Ice Cream, Taco Bell, Steak 'n Shake, and McDonald's. Major employers in the region include the University of Illinois, Carle Health Systems, Kraft-Heinz, and Presence Health.

The Property is zoned CO: Commercial Office, designed primarily for freestanding office buildings and office parks, with limited supporting retail, service, and institutional uses. This low-intensity district promotes attractive landscaping, generous setbacks, and open space. The University of Illinois campus lies less than one (1) mile north, while downtown Champaign is approximately two (2) miles away. Willard Regional Airport, located in the adjacent Village of Savoy, provides convenient regional air service.

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com





# LOCATION INFORMATION



# OFFICE BUILDING FOR SALE

## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus,

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

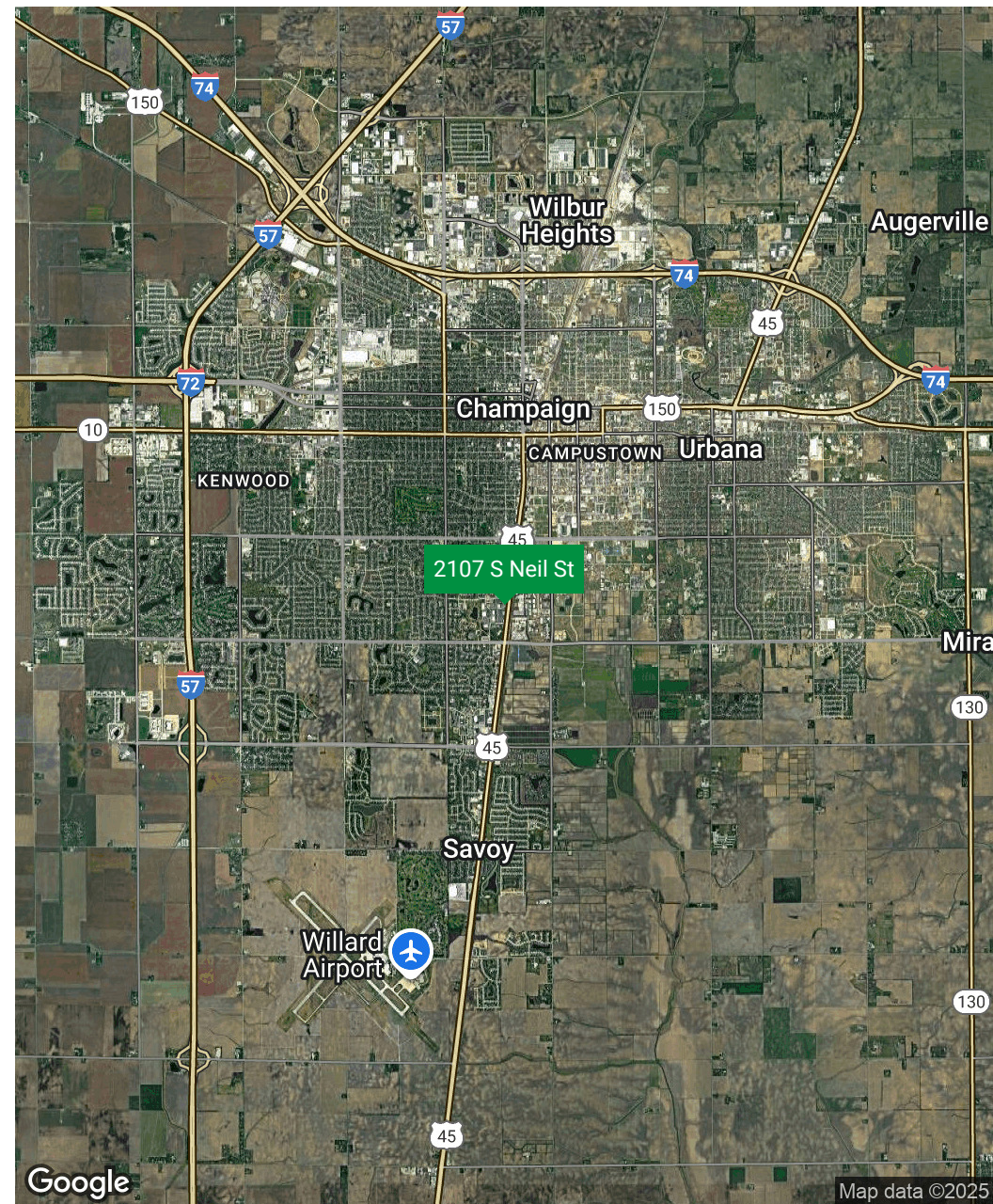
Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# OFFICE BUILDING FOR SALE

LOCATION MAP



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

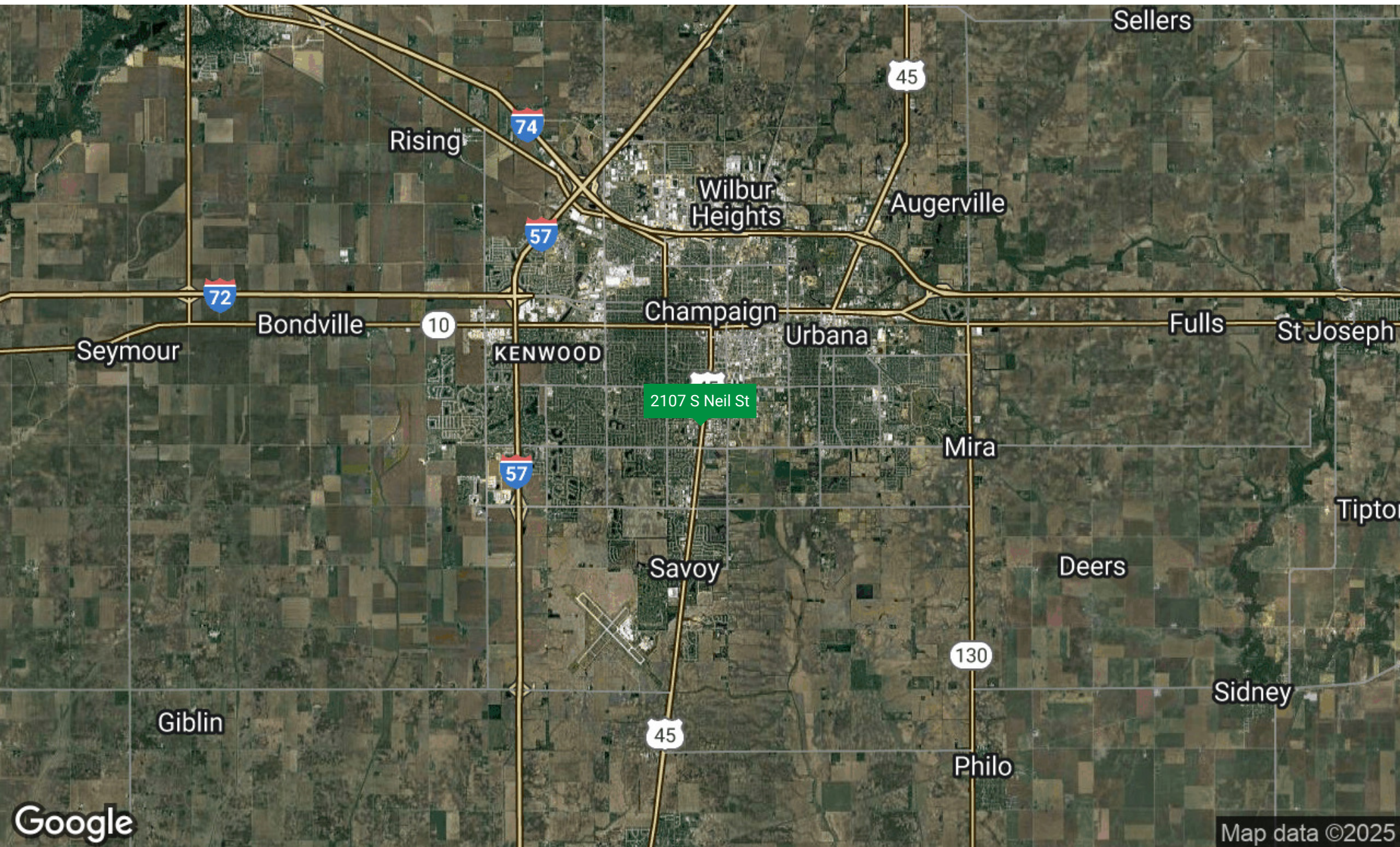
847.989.6020  
aslovis@frontlinerepartners.com

FrontlineRealEstatePartners | 8



# OFFICE BUILDING FOR SALE

AERIAL MAP



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

Frontline Real Estate Partners | 9



An aerial photograph of a suburban neighborhood, showing a mix of residential houses, green trees, and paved roads. The image is slightly faded to serve as a background for the text.

3

# DEMOGRAPHICS



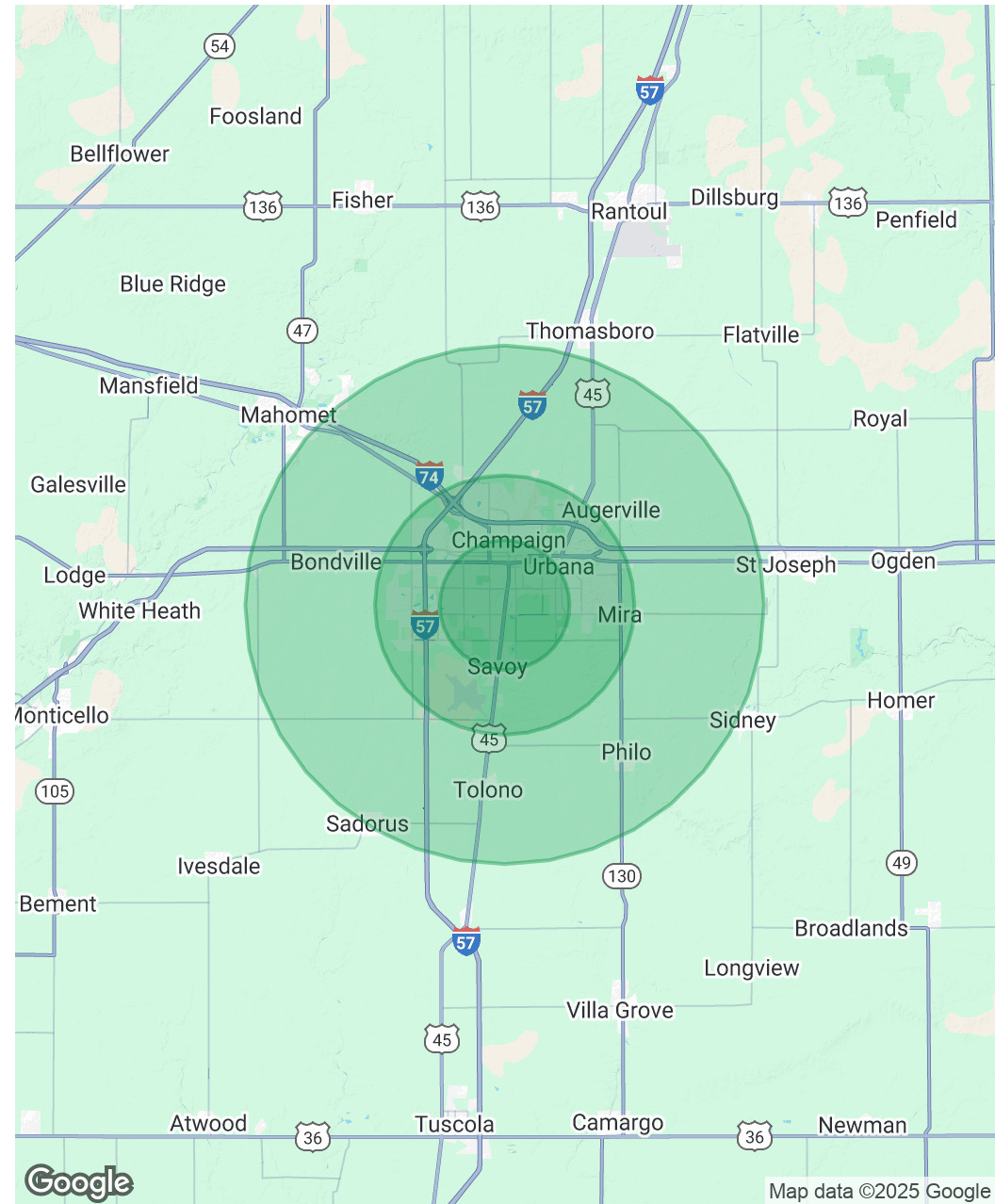
# OFFICE BUILDING FOR SALE

## DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	80,165	148,259	169,759
Average Age	33	35	36
Average Age (Male)	32	34	35
Average Age (Female)	34	36	37

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	32,135	61,879	70,395
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$76,386	\$81,256	\$85,757
Average House Value	\$198,781	\$203,947	\$211,686

Demographics data derived from AlphaMap



Map data ©2025 Google

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com



# OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

FrontlineRealEstatePartners | 12



 Quest Diagnostics



ADVISOR BIOS

**Frontline** Real Estate Partners



# OFFICE BUILDING FOR SALE

## MEET THE TEAM



**Matthew Tarshis**

Principal

**Direct:** 847.780.8063 **Cell:** 847.542.9058  
mtarshis@frontlinerepartners.com



**Andrew Rubin**

Executive Vice President

**Direct:** 224.628.4005 **Cell:** 224.628.4005  
arubin@frontlinerepartners.com

IL #475.156642



**Zack Pearlstein**

Senior Vice President

**Direct:** 847.275.6106 **Cell:** 847.275.6106  
zpearlstein@frontlinerepartners.com



**Andrew Picchietti**

Vice President

**Direct:** 847.602.2005 **Cell:** 847.602.2005  
apicchietti@frontlinerepartners.com

IL #475168541

IL #475-181270

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com





Andrew Slovis

Associate Broker

**Direct:** 847.989.6020 **Cell:** 847.989.6020  
aslovis@frontlinerepartners.com

IL #475.215824



**Frontline Real Estate Partners, LLC**  
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

**main:** 847.780.8065

**fax:** 847.919.3816

**frontlinerepartners.com**

# 2107 S NEIL ST

## Champaign, IL 61820

---

**Matthew Tarshis**

**Principal**

**O:** 847.780.8063

**C:** 847.542.9058

mtarshis@frontlinerepartners.com

**Andrew Rubin**

**Executive Vice President**

**O:** 224.628.4005

**C:** 224.628.4005

arubin@frontlinerepartners.com

**Zack Pearlstein**

**Senior Vice President**

**O:** 847.275.6106

**C:** 847.275.6106

zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**

**Vice President**

**O:** 847.602.2005

**C:** 847.602.2005

apicchiatti@frontlinerepartners.com

**Andrew Slovis**

**Associate Broker**

**O:** 847.989.6020

**C:** 847.989.6020

aslovis@frontlinerepartners.com

Frontline Real Estate Partners