

WYNDHAM CITY CENTRE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

700 E. Adams St
Springfield, IL 62701

**Downtown Springfield
Wyndham City Centre Space
For Lease**

BLAKE PRYOR

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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer retail and restaurant space for lease at the Wyndham City Centre in Downtown Springfield, IL.

The **main level** includes a **3,250 SF retail space** and a **14,000 SF turnkey restaurant and dining space**. The 3,250 SF retail space was Jim Herron, Ltd, an upscale men's clothing store, for over 25 years. The layout features an open concept that is perfect for display, boutique, or other complementary retail use. The 14,000 SF restaurant and dining space is currently The Grille Restaurant and Breakfast Bar. The layout features an 1,844 SF bar/lounge area, a 3,065 SF expanded dining room, a 2,804 SF breakfast bar that includes plenty of seating, a private dining room, and a buffet area. Further, there is a 4,652 SF full commercial kitchen (2,227 SF dedicated to menu items; 2,425 SF dedicated to banquets and the breakfast bar). The **30th level** includes an **8,300 SF turnkey restaurant and lounge space** that was previously Nick & Nino's Penthouse Steakhouse and the Pinnacle Club Lounge for many years. Both layouts feature plenty of comfortable seating for patrons wishing to dine or lounge, a private room for dinners, parties or meetings, a full bar with seating, soft warm lighting, and spectacular views of Downtown Springfield. A full commercial kitchen connects to both spaces. There is ample street parking and an adjacent parking garage. The lease rate includes taxes, insurance, and common area maintenance.

The Wyndham City Centre is a multi-level commercial building located in the heart of Downtown Springfield. It houses 400 hotel suites with several amenities, large event space for various meetings and events, and multiple dining options including Starbucks, and The Grille Restaurant and Breakfast Bar. Downtown Springfield has the largest concentration of Springfield's primary employers – State and City Government (19,210 employees combined), a large medical community including two hospitals and a clinic (12,121 employees combined). Also, the site is within minutes of several historic landmarks in Downtown Springfield (Governor's Mansion, Old & New State Capitol, Abraham Lincoln Presidential Library & Museum, Lincoln Nat'l Historic Site). Finally, the population is over 12,000 with over 5,500 households within a 1-mile radius and nearly 80,000 with approx. 35,000 households within a 3-mile radius of the site.

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Springfield, IL
217-547-6650

PROPERTY INFORMATION

ADDRESS	700 E. Adams St, Springfield, IL 62701
AVAILABLE SPACE	3,250 – 14,000 SF
LEASE RATE	\$12.00 / SF / Modified Gross
ZONING	S-3, Central Shopping District
YEAR BUILT	1972
TAX PIN	14-34.0-132-011



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MARKET OVERVIEW

Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is located in central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a \$224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation.

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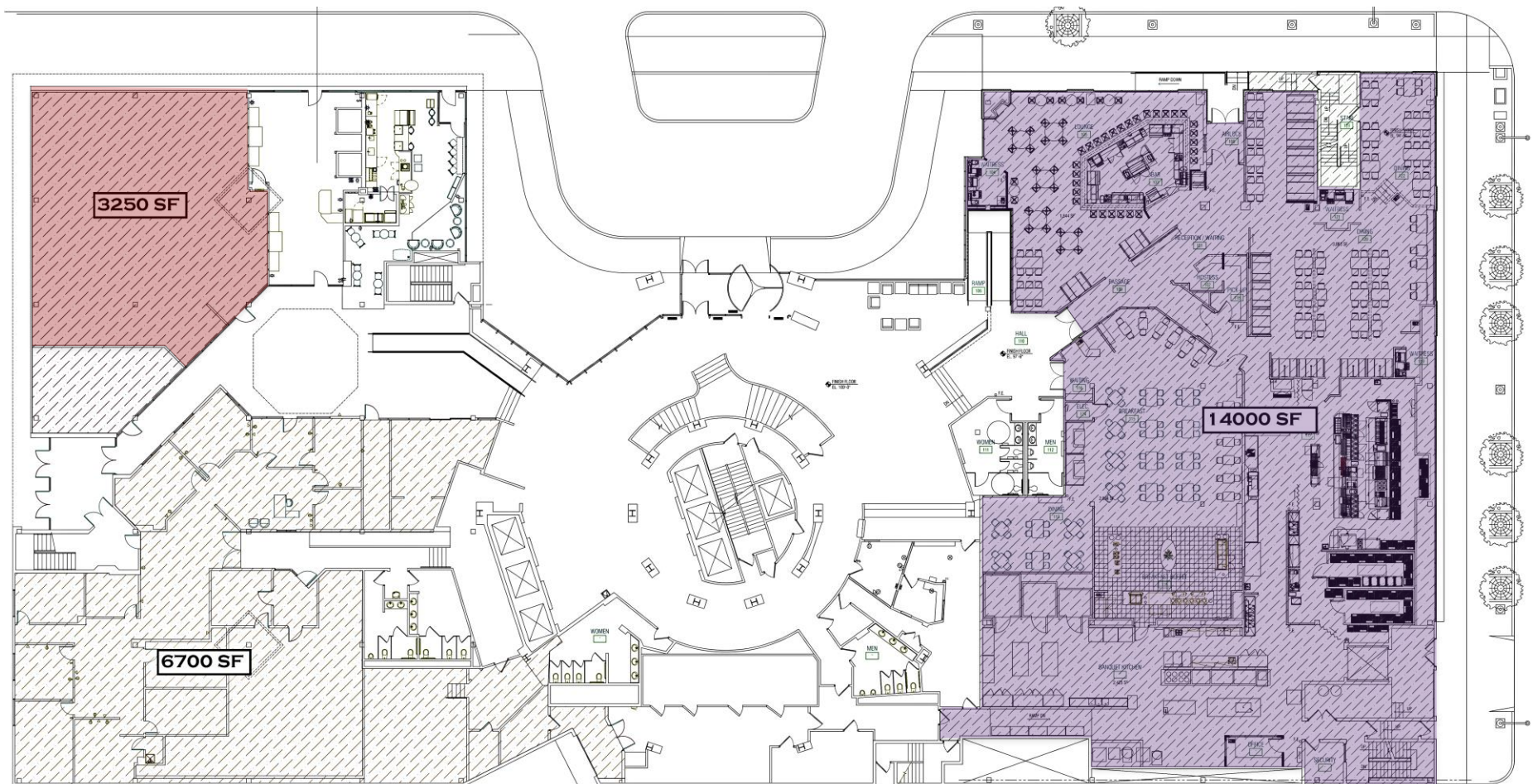


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MAIN LEVEL FLOOR PLAN



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3,250 SF SPACE (FORMER MEN'S CLOTHING STORE)



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14,000 SF RESTAURANT SPACE (THE GRILLE)



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14,000 SF RESTAURANT SPACE (BREAKFAST BAR)



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14,000 SF RESTAURANT SPACE (KITCHEN)

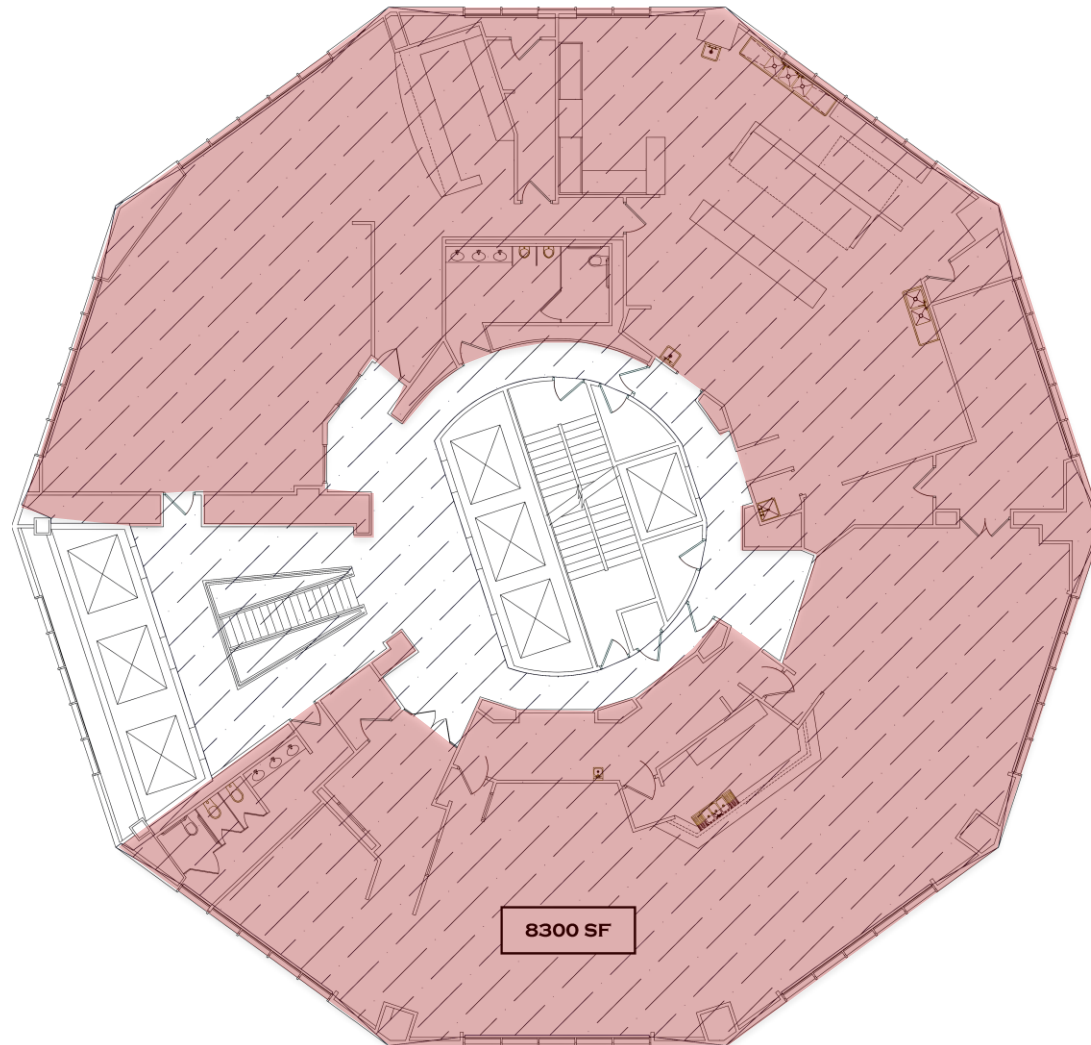


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30TH LEVEL FLOOR PLAN



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8,300 SF RESTAURANT SPACE



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8,300 SF RESTAURANT SPACE (LOUNGE)



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8,300 SF RESTAURANT SPACE (KITCHEN)



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DEMOGRAPHICS

POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	10,890	78,615	122,652
2022 Population	10,396	75,005	119,161
2027 Population (Projected)	10,370	74,360	119,087

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	4,549	33,204	52,534
2027 Households (Projected)	4,548	32,918	52,489

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$18,514	\$26,631	\$31,390
2022 Median Household Income	\$29,811	\$48,303	\$57,574
2022 Average Household Income	\$42,307	\$60,156	\$71,200



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Heart of Downtown
- High Tourism Area
- Ample Street & Garage Parking
- Turnkey Restaurant Spaces
- Great Foot Traffic
- Largest City/State Employee Base