

CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2237 S. Neil Street
Champaign, IL 61820**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712**

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CHAMPAIGN OFFICE FOR SALE

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present 2237 S. Neil Street, a highly visible, income-producing commercial office asset located along Champaign's South Neil Street corridor.

This 7,320 RSF single-story asset is 100% leased to Wells Fargo Advisors, a well-established national tenant with two years remaining on the current lease.

The building features a highly functional layout, including a large reception area, 21 private offices, multiple workstations, a conference room, breakroom, and dedicated support spaces designed to accommodate professional office users. The property is professionally maintained with attractive landscaping and benefits from unmatched traffic counts of 18,000 daily vehicles.

Positioned adjacent to Biaggi's Ristorante and the Shoppes of Knollwood retail center, and within walking distance to the Carriage Center retail center, the property offers quick access to a wide range of dining, retail and service amenities. It's location between Knollwood Drive and Windor Road provides connectivity to the University of Illinois, Willard Airport, and nearby hotels and conference centers, making it an ideal asset for both tenants and investors seeking a well-located, stabilized asset in one of Champaign's most desirable commercial corridors.

NEARBY AMENITIES

- Shoppes of Knollwood & Carriage Center retail
- Biaggi's Ristorante
- Chipotle
- 7 Brew Coffee
- Aspen Tap House restaurant
- Starbucks
- Haymakers gas and convenience store
- Ace Hardware

AREA HOTELS

- Hilton Home2 Suites
- Homewood Suites
- I Hotel & Conference Center
- Hilton Garden Inn

PROPERTY INFORMATION

Address	2237 S. Neil Street Champaign, IL 61820
Sale Price	\$1,464,000.00
Cap Rate	8%
Building Size	7,320 SF
Land Size	1.23 Acres
Zoning	CG, Commercial General District
PIN	45-20-24-378-003
RE Taxes	\$42,211.28 (2025 payable 2026)



CHAMPAIGN OFFICE FOR SALE

PICTURES



CHAMPAIGN OFFICE FOR SALE

PICTURES



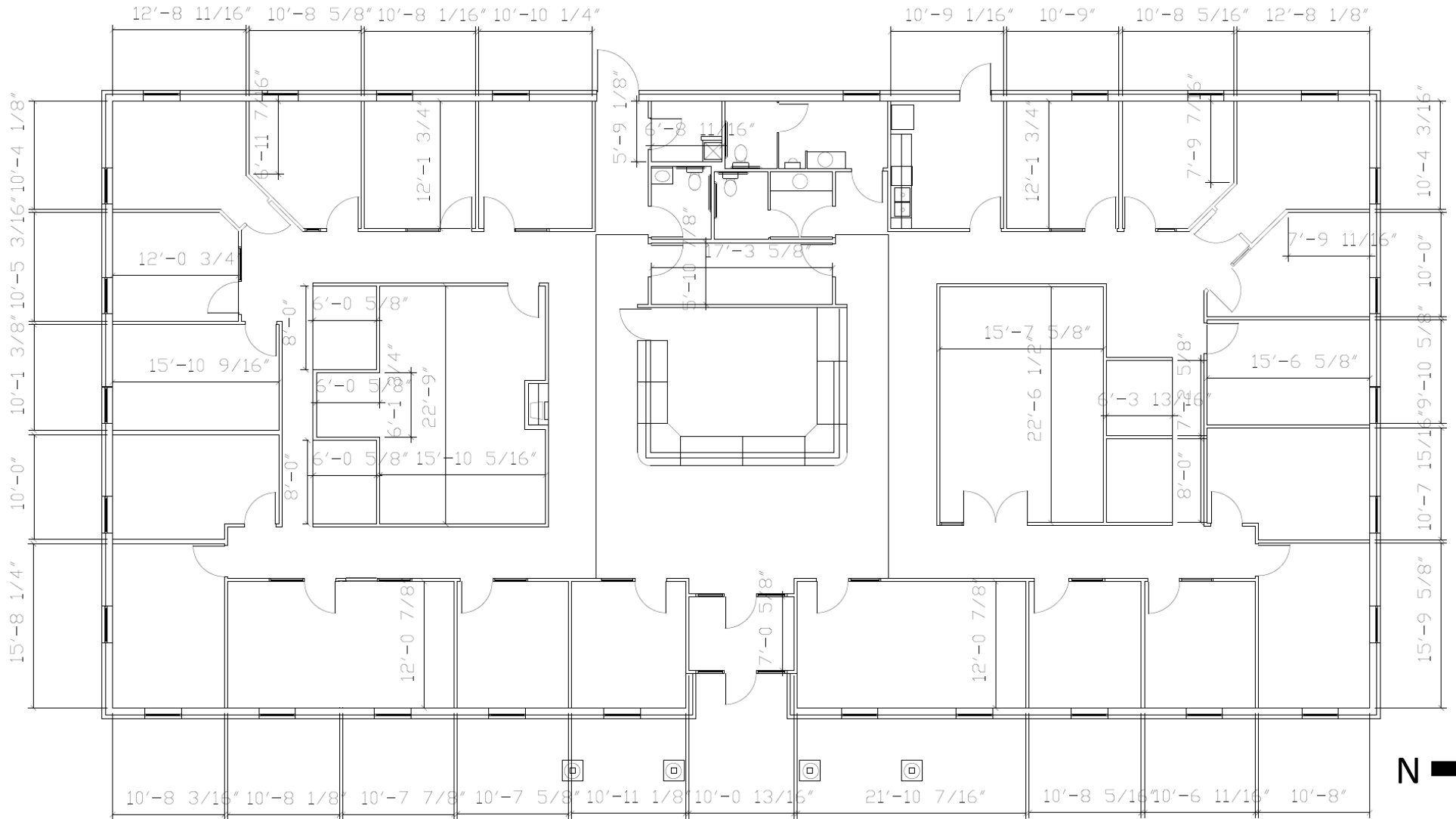
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PICTURES



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FLOOR PLAN



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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



470
Feet

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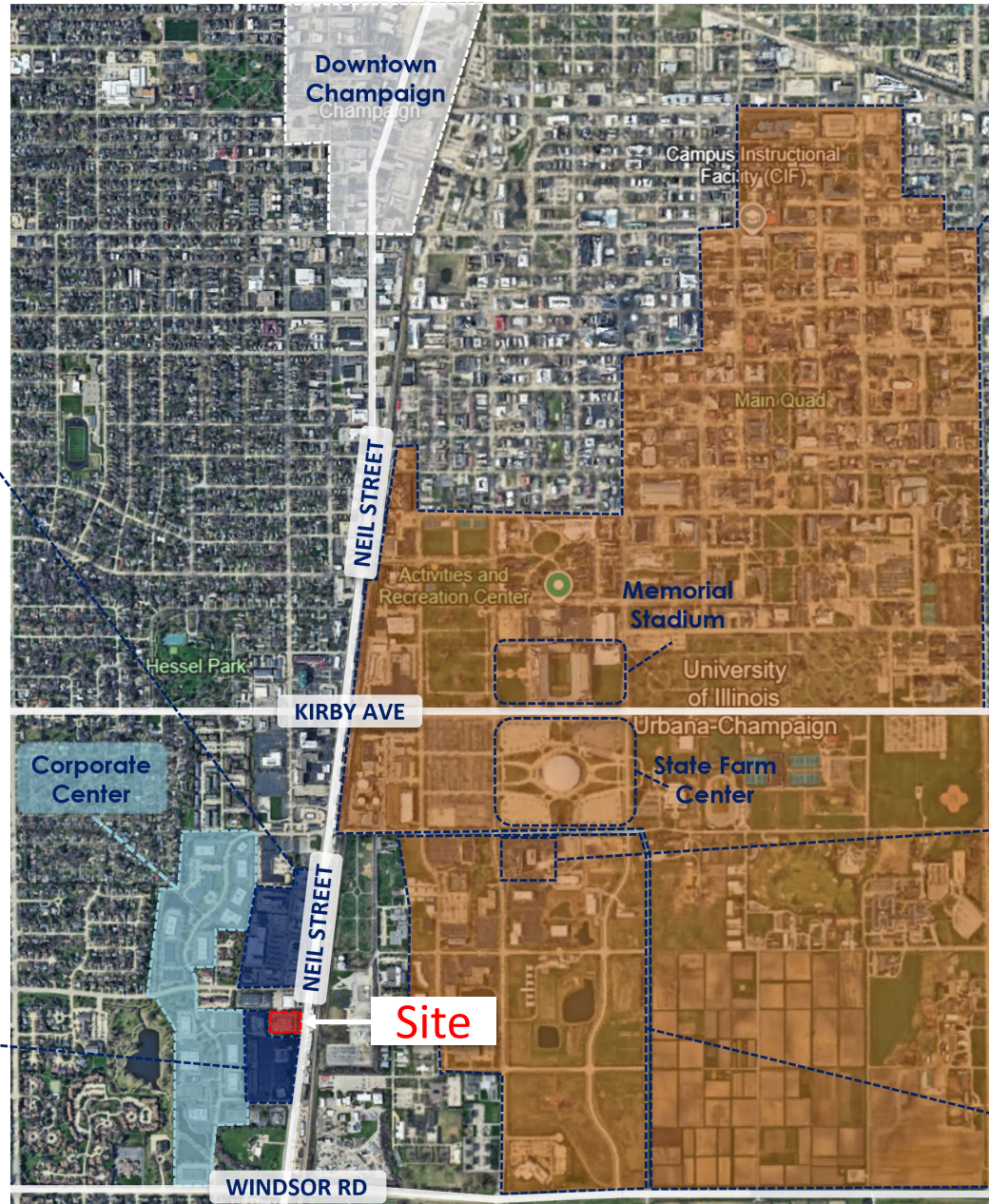
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NEARBY AMENITIES

Carriage Center



Shoppes of Knollwood



University of Illinois Urbana-Champaign

- 55,000+ Students
- 11,000+ faculty
- 21 Big Ten Division I Sports
- 150+ majors
- 175+ research programs & centers

HOTEL



HOULIHAN'S
RESTAURANT + BAR

University of Illinois
Research
Park

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OFFERING HIGHLIGHTS

- 100% leased with stable in-place income
- Anchored by long-term tenant, Wells Fargo Advisors
- Located in a high-traffic retail and office corridor
- Adjacent retail and hospitality amenities