



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# CAMPUS RETAIL

\$10 / SF / NNN

FOR LEASE



## 505 S First Street

Champaign, IL 61820

**3,668 SF**

**RETAIL**

### LEASE PRICE

\$10 / SF / NNN

### AVAILABLE SPACE

3,668 SF

### TAX PIN

43-20-13-230-014

### YEAR BUILT

2016

### ZONING

CB1 – Central Business  
Urban Fringe

### TENANCY

Multiple

## PROPERTY DESCRIPTION

Built in 2016, 505 S First Street is a 4-story building that features 13 apartments with 42 beds and ground floor commercial space. The commercial space is 3,668 SF (divisible) and is in shell condition, but will be delivered as a vanilla box for qualified tenants. The vanilla box finish will include concrete floor, exterior walls drywalled, taped and sanded, electrical panel and outlets, restroom to code, HVAC in place with ductwork, ceiling tiles with lighting, and janitor closet with mop sink.

## AREA DESCRIPTION

505 S First Street is strategically located between Green Street and Springfield Avenue in the heart of the University of Illinois campus. The property is located near popular nightlife including KAMS, Red Lion, Stan's Gridiron, and Second Chance, and also Greek life, restaurants, student apartments, and the Boneyard Greenway.



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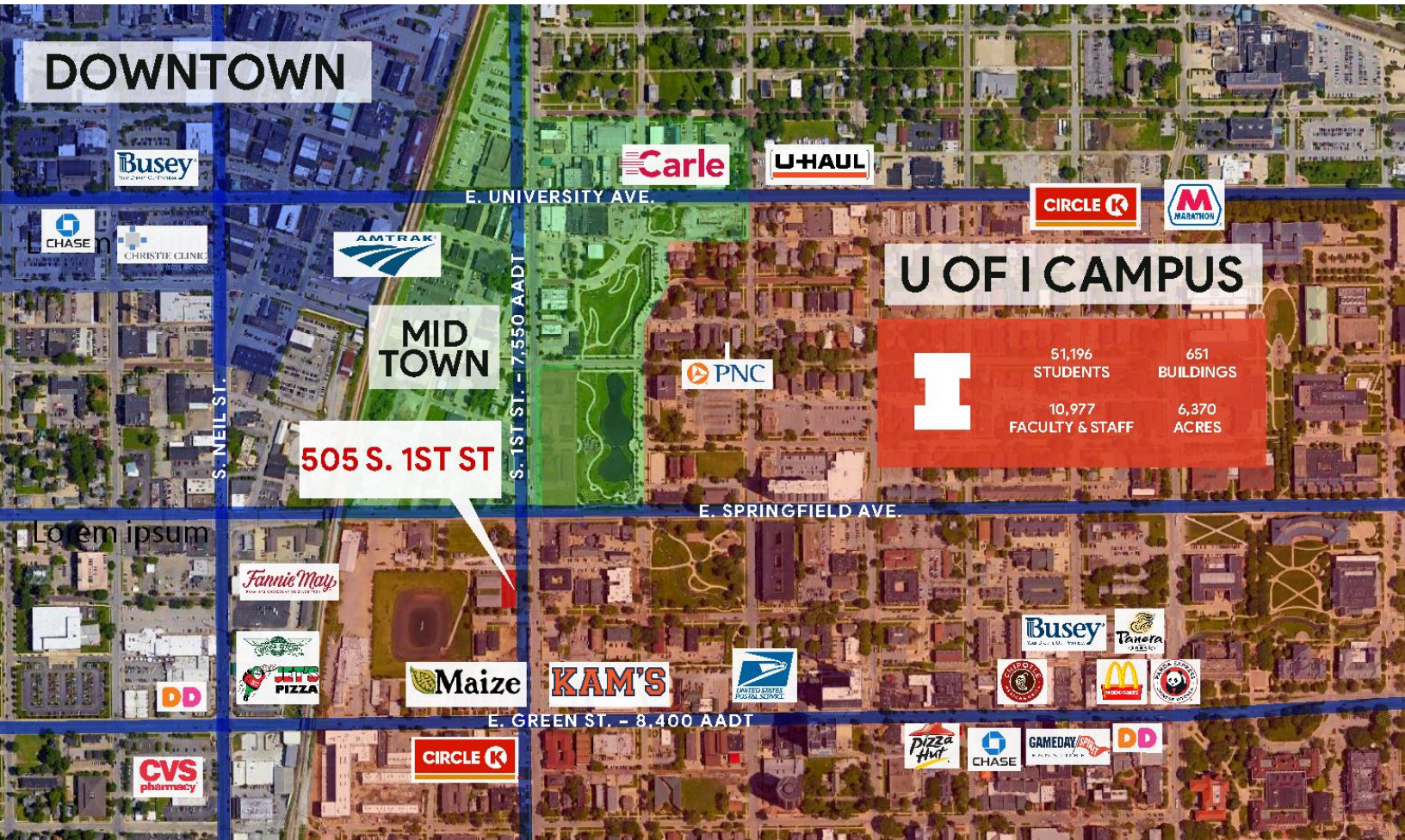
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## AERIAL



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