



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN
STARTUP OR ESTABLISHED BUSINESSES**

\$15.00 / SF / Absolute Gross



FOR LEASE

44 E. Main Street , Suite 515

Champaign, IL 61820

272 – 1,136 SF

OFFICE

RETAIL

LEASE PRICE

\$15.00 SF / Absolute Gross

AVAILABLE SPACE

272-1,136 SF

AVAILABLE SUITES

#204 566 SF
#205 983 SF
#302 281 SF
#303 839 SF
#406 272 SF
#412 325 SF
#421 1136 SF

TAX PIN

42-20-12-434-005

PARKING

Available For Rent In

Private Lot

ZONING

CB2

PROPERTY DESCRIPTION

Landlord will work with tenant to provide specific fit updates, or needs or requirements, or tenant can take suite “as-is”. Building has elevator and common male and female bathrooms.

Absolute Gross Details – Taxes, CAM, building & Liability insurance paid by Landlord. Tenant pays for electrical, telecommunications, any space janitorial and cleaning charges. Landlord pays for heating, trash, and water.

AREA DESCRIPTION

In the heart of busy downtown Champaign’s Historical District – many nearby restaurants and retail businesses in the same one block area. The Pilates Center, Kessler Optical, Maize, Black Dog, Jupiter’s Pour Brothers, Ko Fusion, Barrel 34, Faron’s Esquire, and many many more! Two new major projects in the immediate area call for 30 more apartments and additional retail opportunities..



ALAN NUDO

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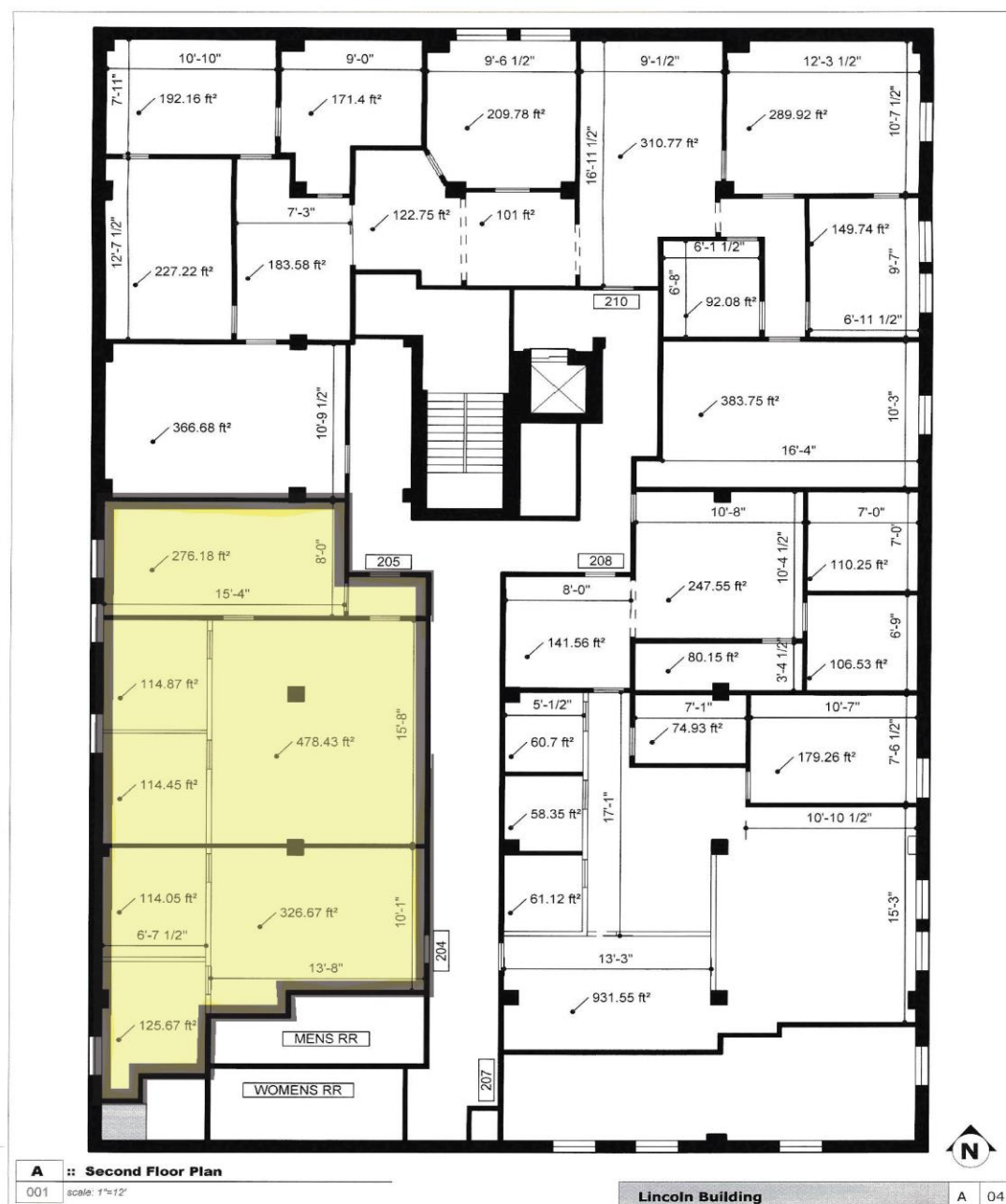


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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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SECOND FLOOR PLAN – Suite 205 & 204



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**FOR
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THIRD FLOOR PLAN – Suite 302 & 303



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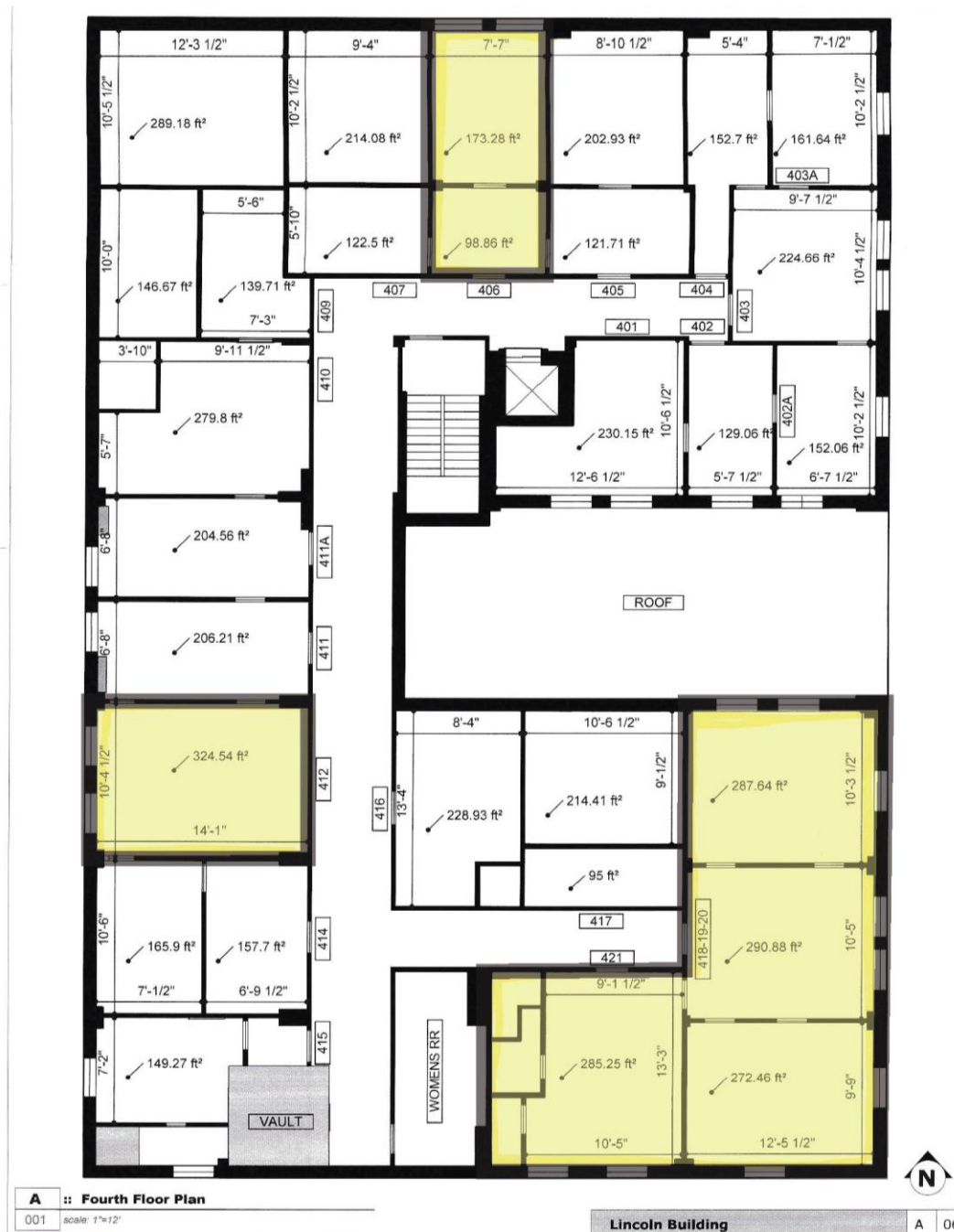


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FOURTH FLOOR PLAN – Suite 406, 412, & 421



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