



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Professional Office Space Available on Mattis Ave.

Sale Price: \$1,250,000.00

Lease Price: \$12.00 / SF / NNN



SALE OR LEASE

## 1207 S. Mattis Ave.

Champaign, IL 61821

**1,600-  
4,400 SF**

**OFFICE**

### SALE PRICE

\$1,250,000.00

### LEASE PRICE

\$12.00/ SF

### LEASE TYPE

NNN

### YEAR BUILT

1956 (Renovated 2005)

### TAX PIN

44-20-15-432-018

### ZONING

CN Commercial  
Neighborhood

### REAL ESTATE TAX

\$34,575 (2022)

### PARKING

48 Spaces

## PROPERTY DESCRIPTION

This well maintained property offers a rare chance to secure 4,400 square feet of premium office space in the heart of central Champaign. If needed, the space is demisable down to a minimum 1,600 square feet to suit your business needs, with a possibility of over 10 individual offices in total. Additionally, the space features two kitchens and a large open work space. With 12,000 square feet of total space, this building accommodates long-term, esteemed tenants such as Champaign Chiropractic, Accent Counseling, Country Financial, and Solar Medical, reflecting a blend of healthcare, financial, and professional services. This property is available for sale or lease.

## AREA DESCRIPTION

Situated at 1207 S Mattis Ave in Champaign, IL 61821, the property enjoys a prime location in the heart of central Champaign. It offers convenient access to notable landmarks and centers of business. The Mattis Ave corridor experiences approximately 17,000 cars passing by daily. This central Champaign neighborhood setting makes it ideal for businesses seeking visibility, accessibility, and connectivity within a dynamic and vibrant community.



**NICK RAGLE**

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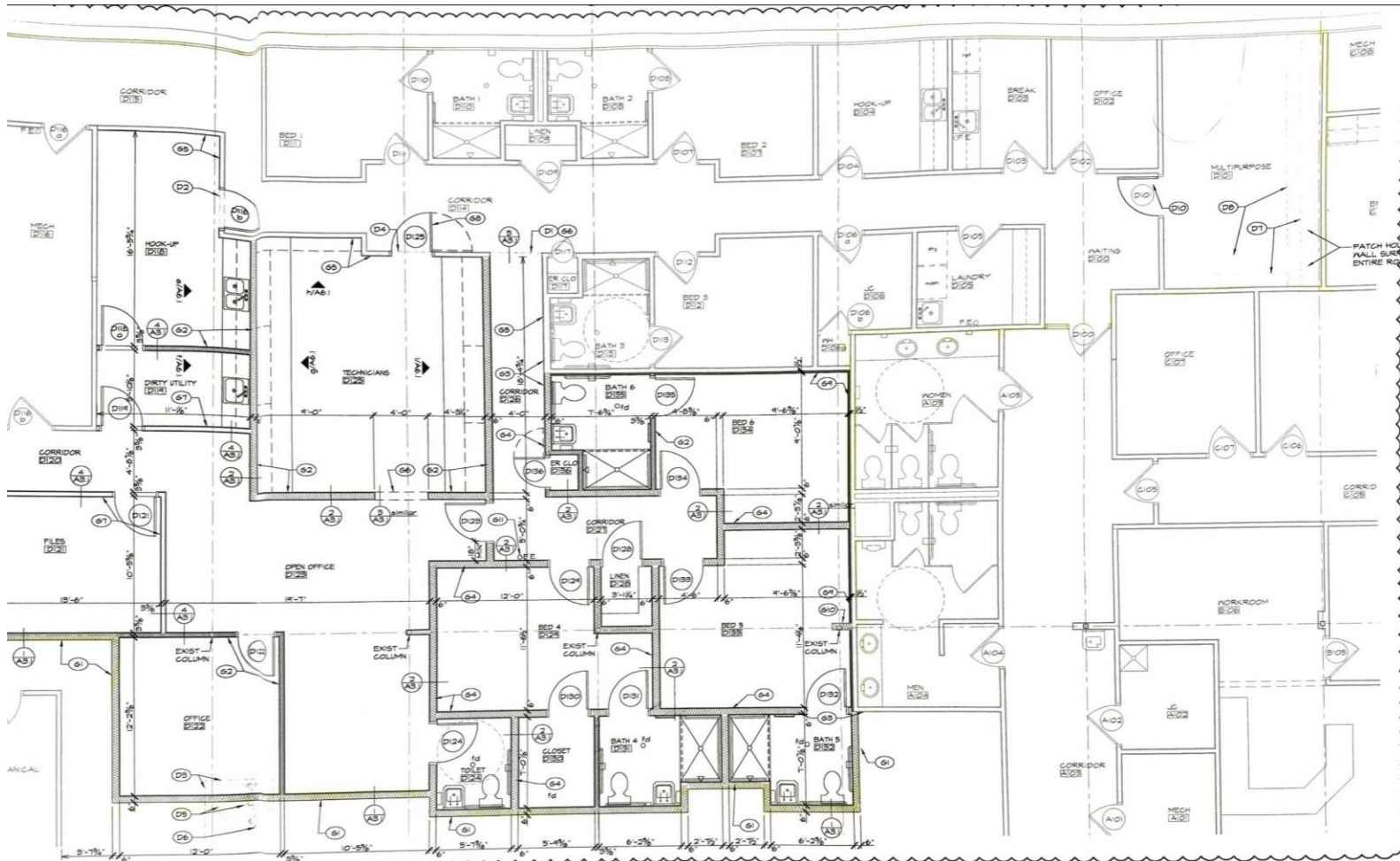
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## FLOOR PLAN



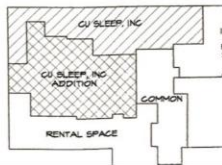
**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

### NOTES

- (1) STING WALL CONSTRUCTION TO T-01 A.P.F. @ L 3/4" AS
- (2) STING WALL CONSTRUCTION AS REQUIRED
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### CONSTRUCTION NOTES

- (1) NEW TENANT SEPARATION WALL OF 3/8" MTL STUDS @ 24" O.C. STAGGERED IN 6" MTL STUD RUNNER WITH 3/8" CLASS 'X' GYP. BD. ON TENANT SIDE AND 3/8" SOUND BATT INSULATION IN CAVITY FOR ACOUSTICAL ISOLATION. WALL TO EXTEND TO BOTTOM OF EXISTING ROOF DECK. SEE DETAIL 4/1A3.
- (2) NEW PARTITION WALL OF 3/8" MTL STUDS @ 24" O.C. WITH 3/8" CLASS 'X' GYP. BD. ON EACH SIDE AND 3/8" SOUND BATT INSULATION IN CAVITY FOR ACOUSTICAL ISOLATION. WALL TO EXTEND TO 4'-0" A.P.F. EXTEND STUDS TO BOTTOM OF EXISTING ROOF TRUSSES AS REQUIRED FOR STABILITY. SEE DETAIL 4/1A3.
- (3) CONTRACTOR SHALL ALIGN NEW GYPSUM WALL SURFACE WITH EXISTING WALL SURFACE.
- (4) NEW PARTITION WALL OF 3/8" MTL STUDS @ 24" O.C. STAGGERED IN 6" MTL STUD RUNNER WITH 3/8" CLASS 'X' GYP. BD. ON EACH SIDE AND 3/8" SOUND BATT INSULATION IN CAVITY FOR ACOUSTICAL ISOLATION. WALL TO EXTEND TO BOTTOM OF EXISTING GYP. BD. AT BOTTOM OF EXISTING ROOF TRUSSES OR TO 8TH OF METAL ROOF DECK AS REQUIRED FOR STABILITY. SEE DETAIL 2/1A3.
- (5) SALVAGED DOOR W/ VISION LITE FROM MULTIPURPOSE/DIGI IN NEW FRAME.
- (6) PROVIDE AND INSTALL 1/2" FURRING WITH 1/2" BATT INSULATION AND 3/4" GYP. BD. AT EXISTING WALL FOR ADDITIONAL SOUND ISOLATION. EXTEND FURRING TO 4'-0" A.P.F.
- (7) AT COLUMN ENCLOSURE, FILL ENTIRE CAVITY WITH FIBERGLASS INSULATION FOR ACOUSTICAL ISOLATION.
- (8) PROVIDE 10-A 60-B-C WALL MOUNTED FIRE EXTINGUISHER.
- (9) C.I.P. CONCRETE EXIST. WALKS/ SLOPE FROM EXISTING PARKING LOT TO EXISTING THRESHOLD TO BE NO GREATER THAN 1:20.



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## AERIAL



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