



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## OFFICE SUITE AVAILABLE IN DOWNTOWN CHAMPAIGN!

\$15.00 / SF / NNN



FOR LEASE

### 102 S. Neil Street

Champaign, IL 61820

1,750 – 3,500 SF

OFFICE

#### LEASE PRICE

\$15.00 SF

#### BUILDING SIZE

20,000 SF

#### TAX PIN

42-20-12-476-001

#### PARKING

Available for rent in  
surrounding private lots

#### LEASE TYPE

NNN

#### AVAILABLE SPACE

1,750 SF – 3,500 SF

#### ZONING

CB2

#### YEAR BUILT

1902

### PROPERTY DESCRIPTION

Affordable 2<sup>nd</sup> floor office suite is strategically located on high traffic corner of Neil Street and University Avenue, next to Christie Clinic, Busey Bank and the City of Champaign Administration Building. It is one of the highest vehicular traffic intersections in all of Champaign offering high street visibility for client. Entire first floor is leased to high profile architect firm. Entire exterior building has been renovated. 2nd floor space is sub-dividable; may have 2 tenants. Elevator will be added at time of lease.

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

### AREA DESCRIPTION

In the heart of downtown Champaign's busy Business District, there are many thriving restaurants and retail businesses in the area including Christie Clinic, Busey Bank, The Ax Bar, Esquire, Cafe Kopi, and many more!



**ALAN NUDO**

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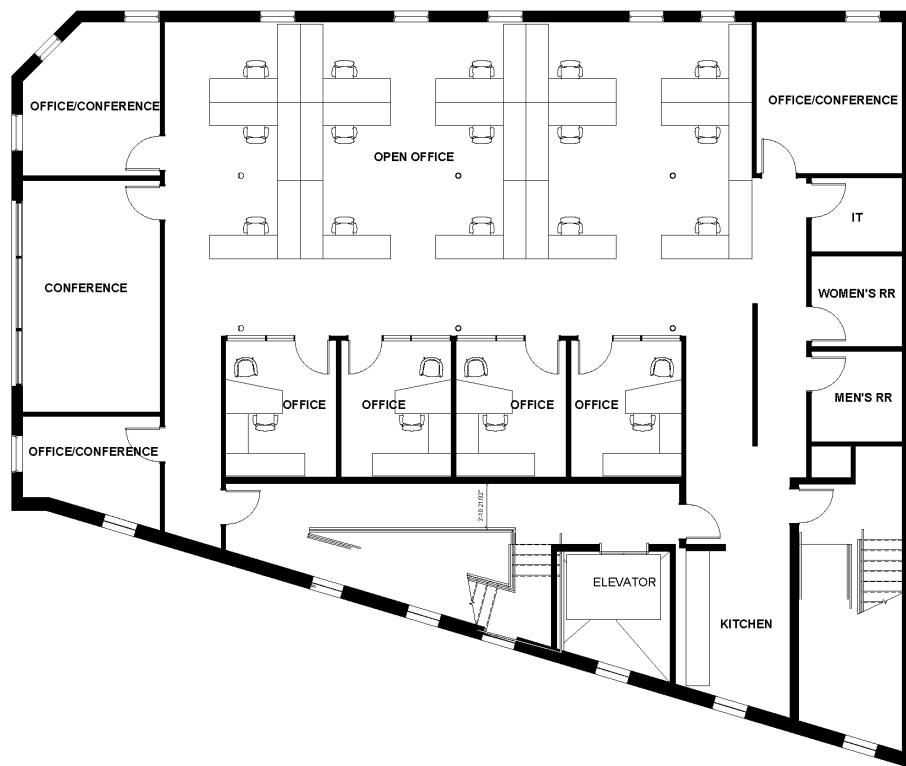
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### HYPOTHETICAL 2<sup>nd</sup> FLOOR PLAN



### Hypothetical 2nd Floor Plan



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