



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DOWNTOWN OFFICE FOR LEASE

\$12.00-\$15.00 / SF / NNN

FOR LEASE



201 W University Ave.

Champaign, IL 61820

10,008 SF

OFFICE

BUILDING SIZE

30,024 SF

TRAFFIC COUNTS

W University Ave –
2,500 AADT
S Randolph St – 6,300
AADT

AVAILABLE SPACE

10,008 SF

PARKING SPACES

65 Spaces

PROPERTY DESCRIPTION

201 W University Avenue is a two-story office building that was built in 1974 and fully remodeled over the years. Chase Bank occupies approximately half of the building, and the entire 2nd floor is available for lease and is approximately 10,008 SF. This thoughtfully designed space features 15 private offices, 41 cubicle stations, a large training / conference room and 2nd conference room, two break rooms, reception area, and multiple restrooms.

The 2nd floor is accessible by elevator and is offered at \$12.00/SF NNN for the entire floor (+/- 10,008 SF), or divisible to +/- 5,000 SF (\$14.00/SF NNN) or +/- 3,000 SF (\$15.00/SF NNN). Additional expansion space is available in the basement.

AREA DESCRIPTION

The property is ideally located in downtown Champaign just northeast of the University of Illinois at Urbana-Champaign, which boasts over 56,000 students and more than 14,000 faculty and staff, south of Interstate 74, and just west of the Illinois Terminal



JOSH MARKIEWICZ
217-403-3424
joshm@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

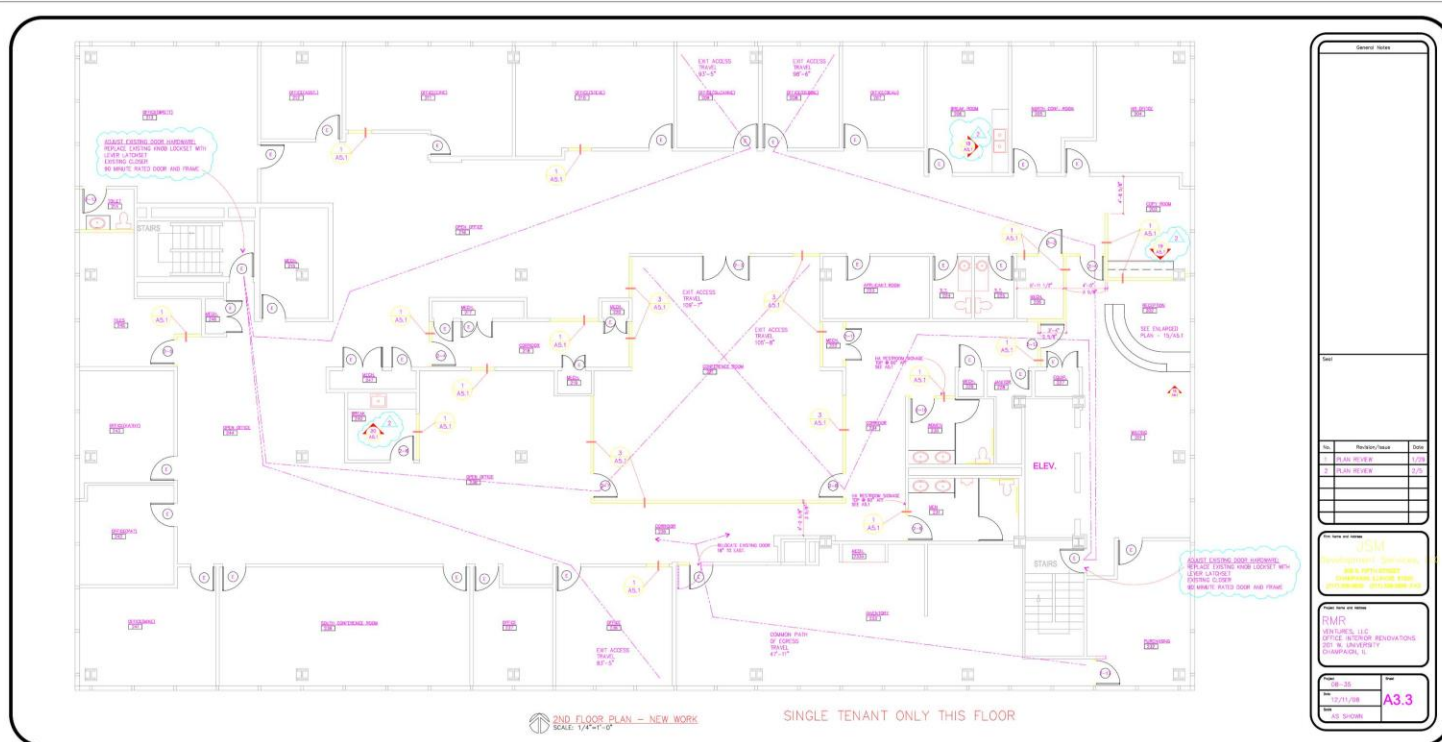


\$12.00-\$15.00 / SF / NNN

FLOOR PLAN

FOR LEASE

201 W University.dwg



AUTODESK Viewer



AUTODESK



JOSH MARKIEWICZ
217-403-3424
joshm@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.