

# FOR LEASE

Price Varies / Gross



**COLDWELL BANKER**  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



## 313 N Mattis Avenue

Champaign, IL 61821

### PROPERTY INFORMATION

**AVAILABLE SPACE**  
Varies

**BUILDING SPACE**  
40,000 SF

**ZONING**  
CG – Commercial General

**LEASE TYPE**  
Gross

### AREA DESCRIPTION

This property's location offers great access to Champaign and Urbana as well as Interstates 72, 74, and 57. It is also a short drive from the University of Illinois and its 49,339 enrolled students. Champaign has been named in the Top Ten Best Green Cities in the country as well as one of the Top Ten Hottest Tech Cities.

### PROPERTY DESCRIPTION

This is a fully accessible office/retail complex with a combination of small and large executive suites with up to 6,000 square feet total. Suite 104 is composed of retail & warehouse space that can be leased together or separately. High speed fiber-optic broadband available.

### CURRENTLY AVAILABLE:

**SUITE 104: (Leased together as 3,900 SF or separate)**

**WAREHOUSE w/ 12 ft. overhead door** 1,760 SF / \$1,466 / month

**RETAIL SPACE** – 2,140 SF / \$3,034 / month

**SMALL OFFICES: \$295/mo - \$795/mo**



**Jay Sikorski**  
217-352-7712  
jas@cbcdr.com



OFFICE



RETAIL

**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
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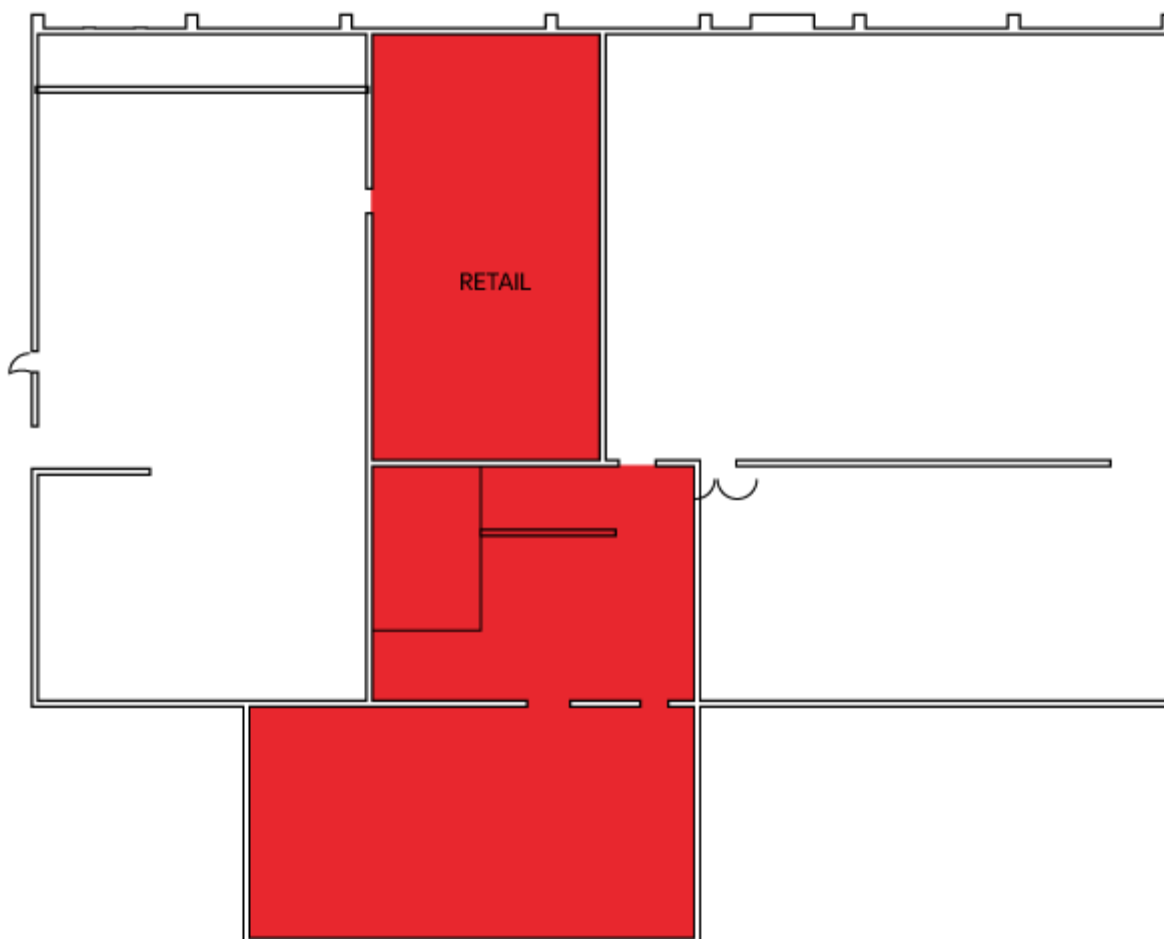
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## SUITE 104



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## AERIAL



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