

# SPACE FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**301 N. Neil Street**  
Champaign, IL 61820

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**1,790 – 8,800 SF**  
Downtown Restaurant,  
Retail & Office Building  
For **LEASE**

**ZACH WETHERELL, CCIM**

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# OVERVIEW



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## PROPERTY OVERVIEW

M2 is a nine-story, 230,000 square foot Class-A high-rise mixed use building comprised of ground floor retail/restaurants, 4 floors of office and 4 floors of luxury condos. The property has great views of Downtown Champaign and features a hydronic loop heating and cooling system that provides energy efficiency for lower utility bills. Premium office finishes throughout with fiber supplied to the building for fast internet and technology needs. Numerous parking options exist nearby in the attached city-owned parking garage, surface lots and metered street parking. On-site maintenance and management by One Main Management provides daily upkeep and quality, on-demand service. Current availability include:

**Suite 101: +/- 8,800 SF** of prime, ground floor space at the corner of Neil Street and Church Street. Built-out as a restaurant with a large kitchen, bar, 6,000 SF of dining area, and availability for outdoor dining. \$28.00/SF NNN.

**Suite 105: +/- 1,790 SF** of ground floor space built out with two private offices, breakroom, men's and women's restrooms, and an open work area. Originally built as a bank, but flexible enough to be office or retail space. \$20.00/SF NNN.

**Suite 210: +/- 3,753 SF** of 2nd floor office space with 12 private offices, conference room, open work area, reception, and access to common restrooms. \$13.00/SF NNN.

Estimated NNN expenses of \$8.00/SF.

## PROPERTY INFORMATION

|                 |  |
|-----------------|--|
| ADDRESS         | 301 N Neil Street, Champaign, IL 61820 |
| LEASE PRICE     | See Price List                         |
| TAX PIN         | 42-20-12-408-036                       |
| AVAILABLE SPACE | 1,790 – 8,800 SF                       |
| BUILDING SIZE   | 230,000 SF                             |
| ZONING          | CB - Central Business Downtown         |
| YEAR BUILT      | 2009                                   |
| PARKING SPACES  | Shared                                 |



**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**

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

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## AREA OVERVIEW

Located just steps away from dozens of restaurants and eclectic shops, M2 on Neil sits in the middle of the excitement and action, and offers a big city feel with small town charm. The local music scene, outdoor dining venues and numerous downtown summer festivals add to the buzz and popularity. The walkability of downtown Champaign makes it a popular gathering place for locals and enhances the areas attractiveness and sustainability.

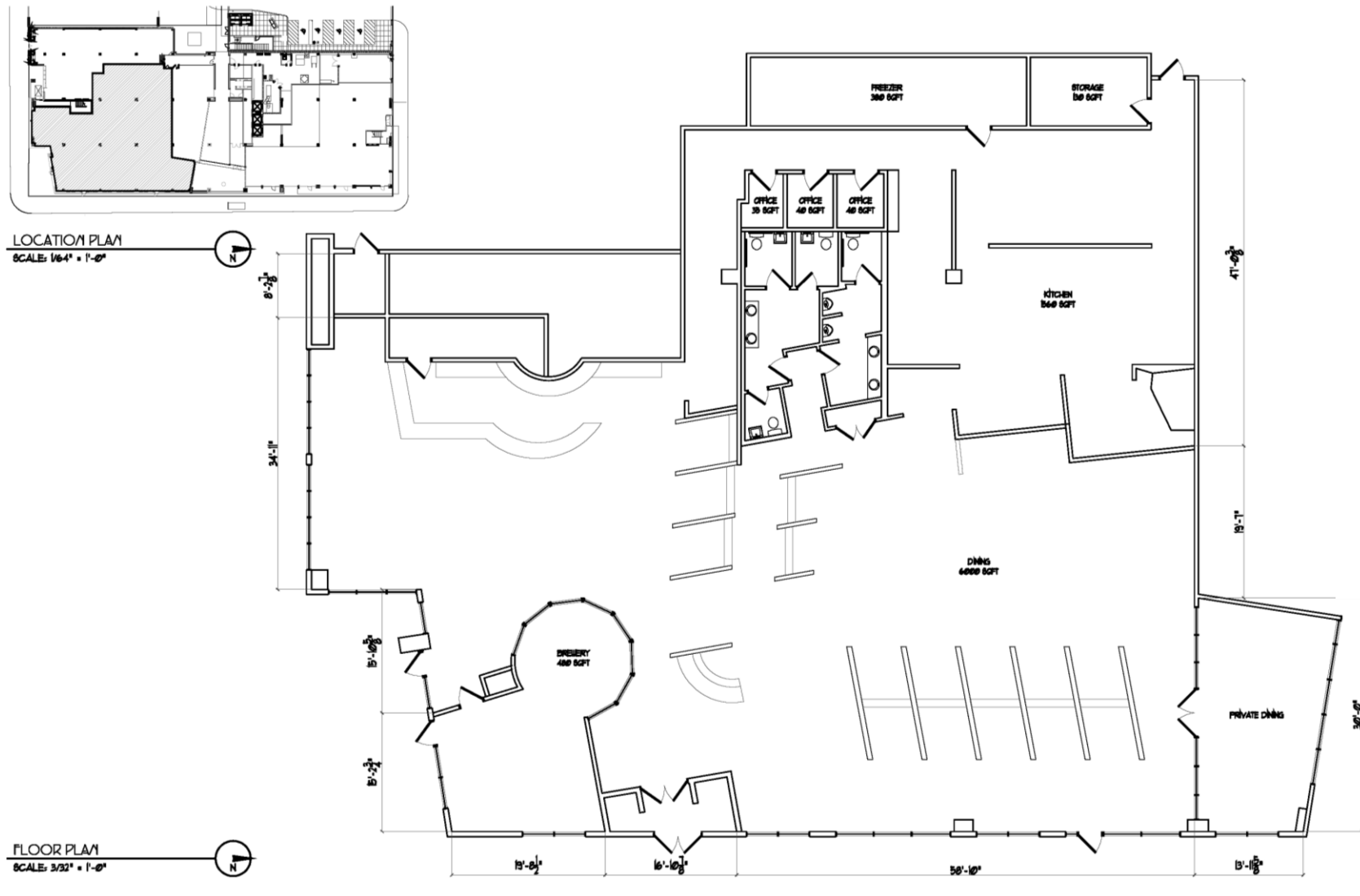


# FLOOR PLAN



**COLDWELL BANKER  
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## Suite 101

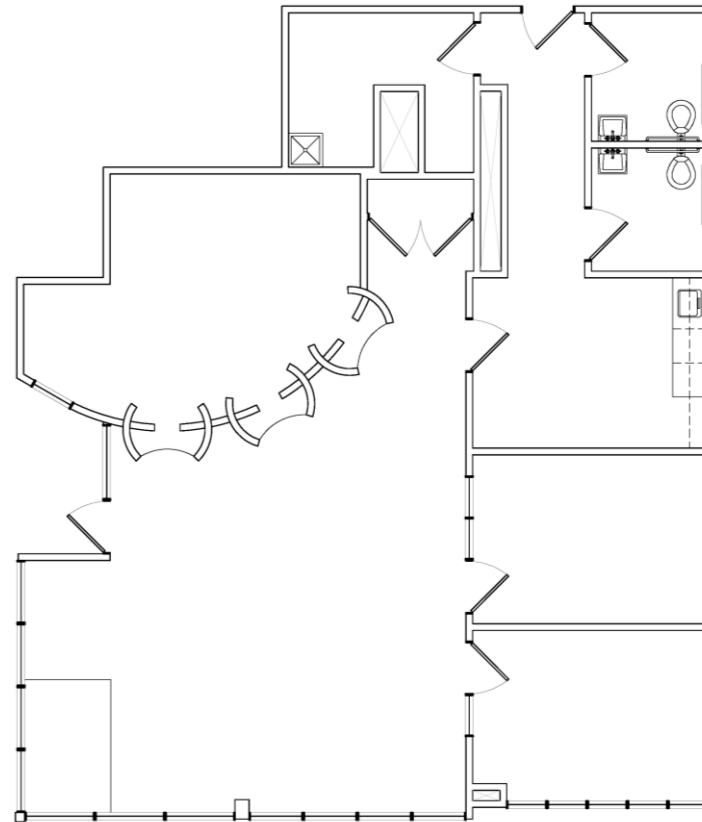


# FLOOR PLAN



**COLDWELL BANKER  
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REALTY

## Suite 105

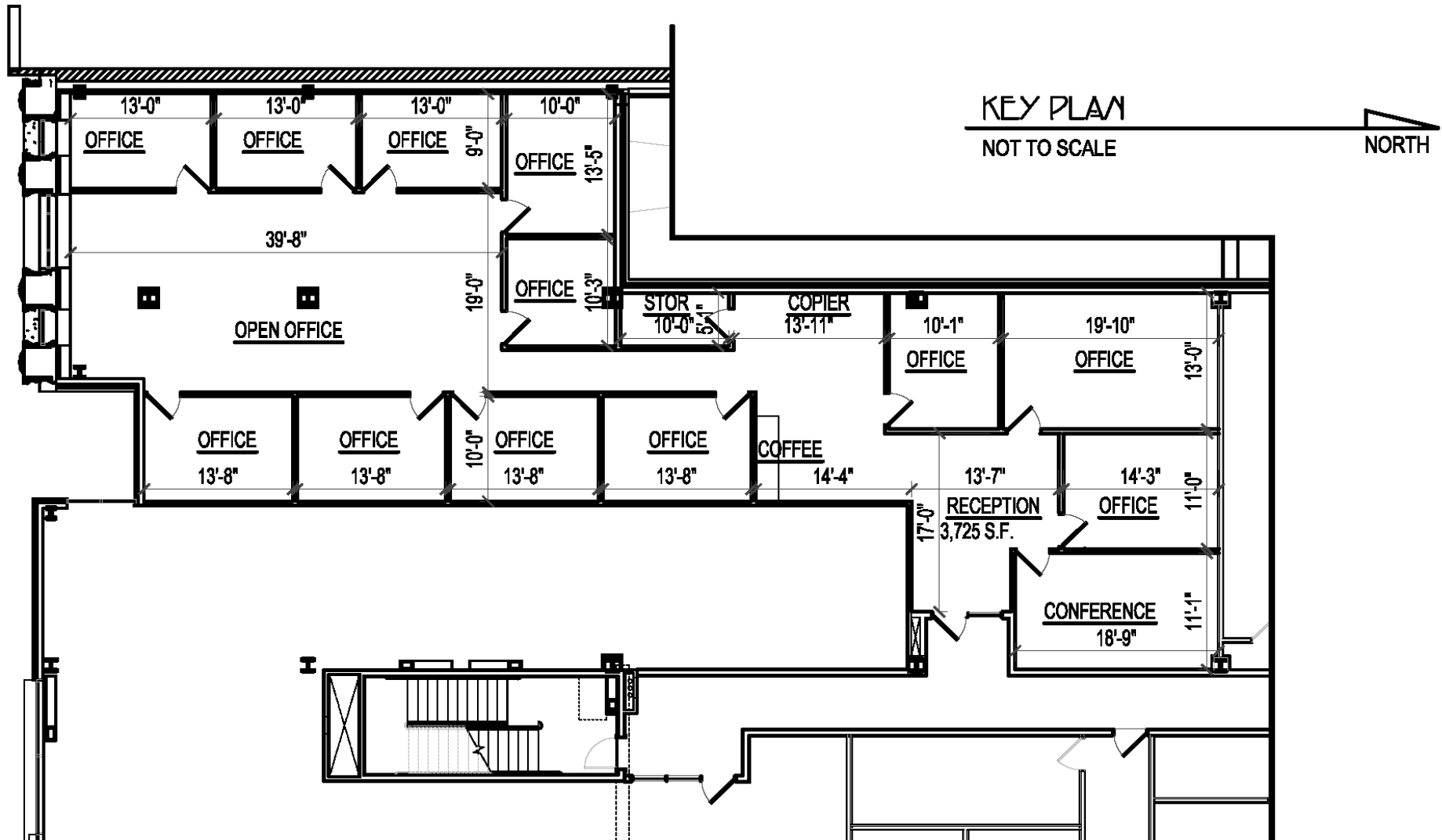


# FLOOR PLAN



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## Suite 210





# AVAILABLE SUITES



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Suite 101



Suite 105



Suite 210



# CONTACT



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## CBCDR MAIN OFFICE

201 W. Springfield Ave., 11<sup>th</sup> Floor

Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Energy Efficient Building
- Multiple Space Options
- Great Downtown Location