

# FOR LEASE

\$18.00 / SF / Gross



**410 E University Ave.**  
Champaign, IL 61820

## PROPERTY INFORMATION

### AVAILABLE SF FOR LEASE

**Suite 102:** 2,290 SF

### BUILDING SF

19,572

### YEAR BUILT

1994

### ZONING

CG – Commercial General

### PARKING

+/- 90 Parking Spaces

### TAX PIN

46-21-07-329-014

## AREA DESCRIPTION

Located along East University Ave. in Champaign and west of the mixed-use Latitude development at the corner of University Ave. and Fifth St. Property is located with close proximity to the University of Illinois campus, Presence and Carle Hospital, and Downtown Champaign.

## PROPERTY DESCRIPTION

The suite is currently configured for medical use with its main access off of the east parking lot. The space features a large waiting area with access to common area restrooms (ADA accessible) for clients/patients but also has private restrooms in the suite. There are five exam rooms (which can easily be converted back to offices), two offices, reception counter, storage room, and breakroom. The landlord is willing to convert the space from medical use to standard office space. Suite 102 has access to signage along University Avenue.

Property features around 90 parking spaces and has fiber to the building. The building is ADA accessible. Lessor pays for RE Taxes, building Insurance, CAM, and maintenance and repairs to HVAC and mechanicals of the spaces. Lessee responsible for replacing light bulbs.



**Zach Wetherell**  
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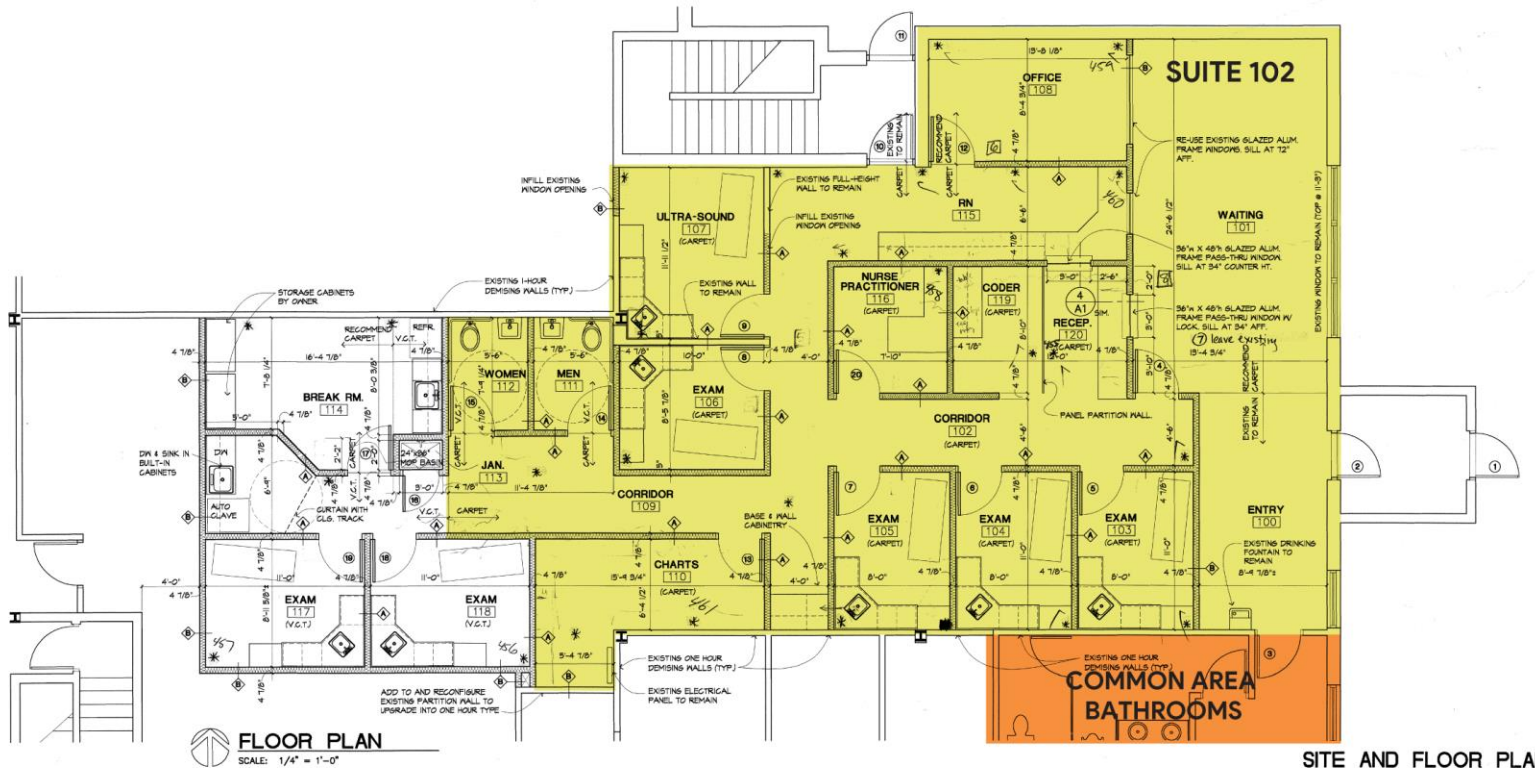


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## FLOOR PLAN



## Suite 102

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