NEW MARKET COMMONS FOR LEASE \$12.00-\$25.00/SF Gross





PROPERTY OVERVIEW

New Market Commons is Champaign's newest repurposed building project consisting of roughly 40,000 SF on 1.5 acre site at the northeast edge of the revitalized Downtown Champaign. Currently there are 10 tenant spaces available from 1,365 SF to 9,500 SF (max contiguous). See floor plan and price list for more information. Construction/renovation is to begin Spring 2017 and should be completed by Fall 2017. Individual spaces to be delivered as per the following: Storefront per elevations, Finished demised space, Electrical and Lighting to code, Sealed concrete floor, 1 ADA restroom, and separate HVAC & Electrical. Ownership is willing to consider additional buildout for qualified tenants.

DETAILS

LEASE PRICE: \$12.00/SF - \$25.00/SF

LEASE TYPE: Gross

AVAILABLE SPACE: 20,570 SF

BUILDING SIZE: 38,540 SF

ZONING: CI – Commercial Industrial

Area Description: Located downtown Champaign, this redevelopment is mixed-use featuring an attractive site design which exudes a vintage, urban industrial vibe. Perfect for destination retail, boutiques, art studios, galleries, coffee shops, breweries, and original restaurants, New Market Commons is set to become the premier social hub of Champaign. Additionally, adaptive re-use of the building ensures each tenants' space has an atmosphere filled with character, unique architectural features, flexible layouts, and some with outdoor seating or retail space. Walk-ability from a new major downtown residential development and ample onsite parking make New Market Commons conveniently accessible to pedestrians and drivers a like.

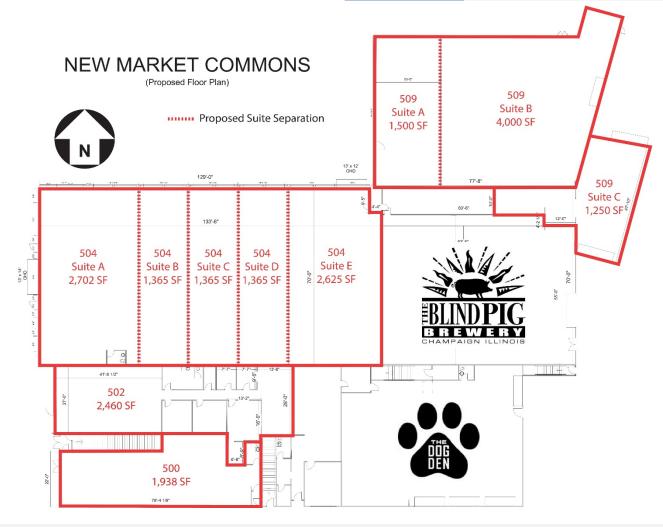
AJ THOMA III, CCIM AJT@CBCDR.COM CELL: 217-520-3299 OFFICE: 217-403-3425

NEW MARKET COMMONS FOR LEASE \$12.00-\$25.00/SF Gross



Demos	Fill	Later

Suite #	Size	Price
504 A	2,702 SF	\$25.00/SF Gross
504 B	1,365 SF	\$25.00/SF Gross
504 C	1,365 SF	\$25.00/SF Gross
504 D	1,365 SF	\$25.00/SF Gross
504 E	2,625 SF	\$25.00/SF Gross
502	2,460 SF	\$20.00/SF Gross
500	1,938 SF	\$25.00/SF Gross
509 A	1,500 SF	\$20.00/SF Gross
509 B	4,000 SF	\$12.00/SF Gross
509 C	1,250 SF	\$25.00/SF Gross



AJ THOMA III, CCIM AJT@CBCDR.COM

CELL: 217-520-3299 OFFICE: 217-403-3425

NEW MARKET COMMONS

FOR LEASE \$12.00-\$25.00/SF Gross













AJ THOMA III, CCIM AJT@CBCDR.COM CELL: 217-520-3299 OFFICE: 217-403-3425

WWW.CBCDR.COM