

Midtown Plaza

FOR LEASE

302 & 310 S First St., Champaign, IL



DEVONSHIRE REALTY



PROPERTY OVERVIEW

Midtown Plaza consists of two five-story mixed use buildings with first floor retail/office space and 104 residential apartments on the second through fifth floors. Between the two buildings will be a public plaza area which will lead to the Boneyard Second Street Basin. Fifty surface parking spaces will be made available around the development along with underground parking for tenants use. The retail/office space in the north building will consist of a total of 15,735 SF and the south building will total 12,360 SF. The first floor spaces can be subdivided down to around 2,000 SF. The space will be delivered to a tenant as a dark shell with the following improvements: plumbing roughed in for a restroom, 200 amp service, concrete floor, HVAC unit sized for standard office/retail use (does not include duct-work), demising wall taped, mudded, and ready for paint.

TIM HARRINGTON
TPH@CBCDR.COM

Cell: (217) 369-0226
Office: (217) 403-3302

DETAILS

LEASE PRICE: \$23.00 - \$25.00 / SF

LEASE TYPE: Gross

AVAILABLE SPACE: 2,000 SF – 15,735 SF

BUILDING SIZE: North: 15,735 SF
South: 12,360 SF

ZONING: CB – Central Business

Area Description: This new development is located along south First Street between the University of Illinois campus and downtown Champaign in an area of the city called Midtown. This development is a key project that will help join downtown Champaign and Campustown. The property is ideally located along the west side of the Boneyard Second Street Basin which features beautiful views of the Boneyard water way and walking trails.

ZACH WETHERELL
ZACH.WETHERELL@CBCDR.COM

Office: (217) 403-3374

WWW.CBCDR.COM

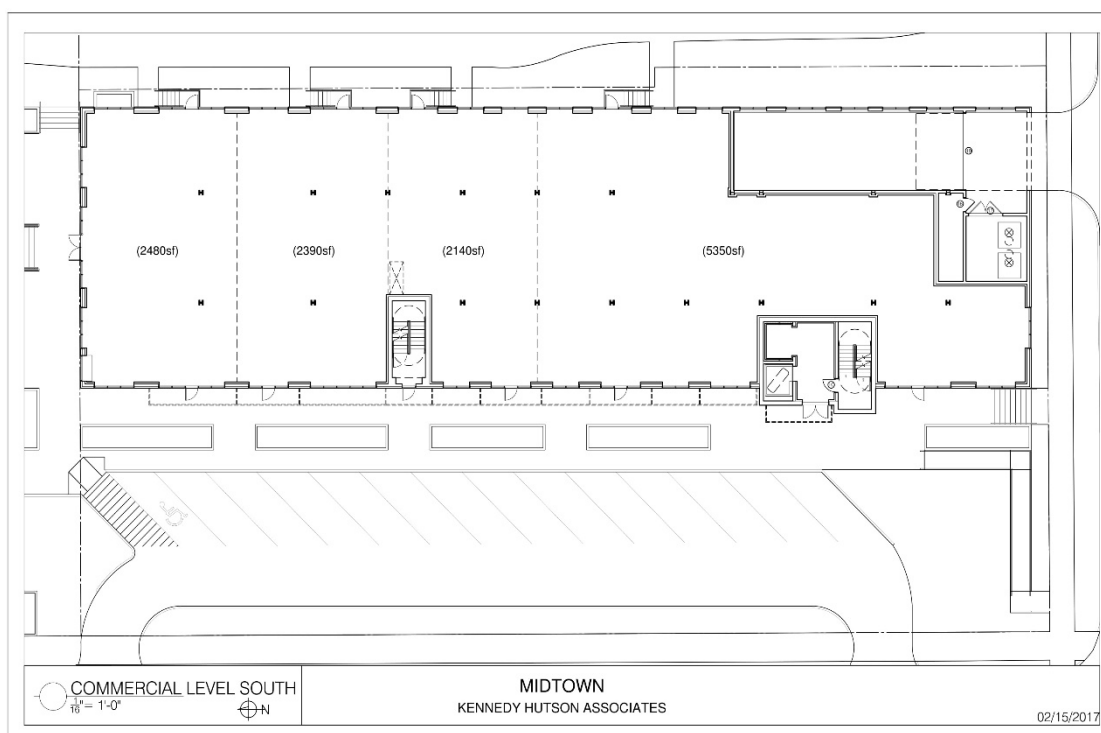
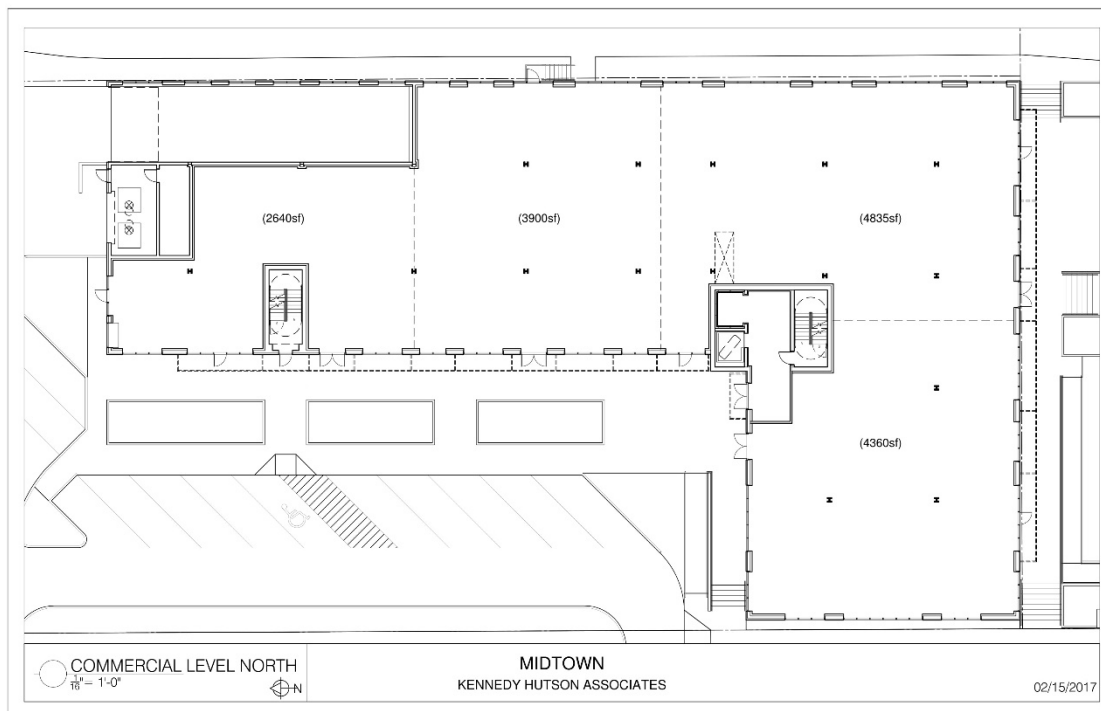
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. 11th, Floor
217-352-7712

Midtown Plaza

FOR LEASE

302 & 310 S First St., Champaign, IL

**DEVONSHIRE REALTY**

TIM HARRINGTON
TPH@CBCDR.COM

Cell: (217) 369-0226
Office: (217) 403-3302

ZACH WETHERELL
ZACH.WETHERELL@CBCDR.COM

Office: (217) 403-3374

WWW.CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. 11th, Floor
217-352-7712

Midtown Plaza

FOR LEASE

302 & 310 S First St., Champaign, IL



DEVONSHIRE REALTY



TIM HARRINGTON
TPH@CBCDR.COM

Cell: (217) 369-0226
Office: (217) 403-3302

ZACH WETHERELL
ZACH.WETHERELL@CBCDR.COM

Office: (217) 403-3374

WWW.CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. 11th Floor
217-352-7712