

302 &amp; 310 S First St., Champaign, IL 61820

**FOR LEASE****\$23.00 - \$25.00 / SF Gross**

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.

**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.

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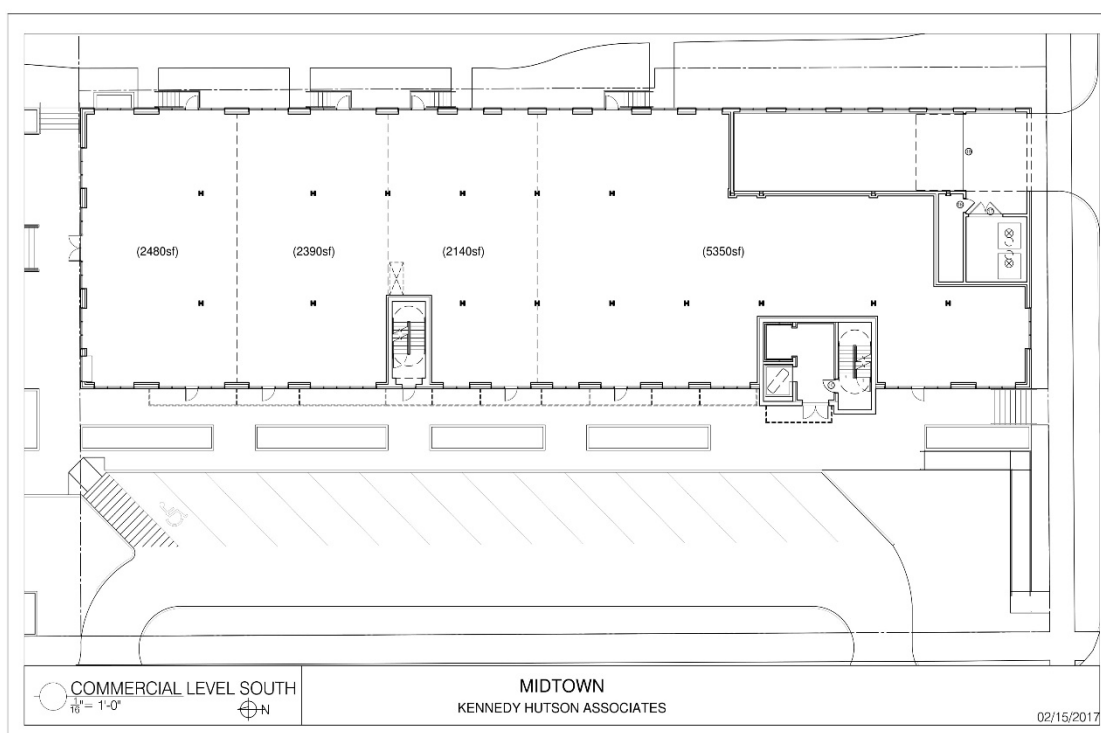
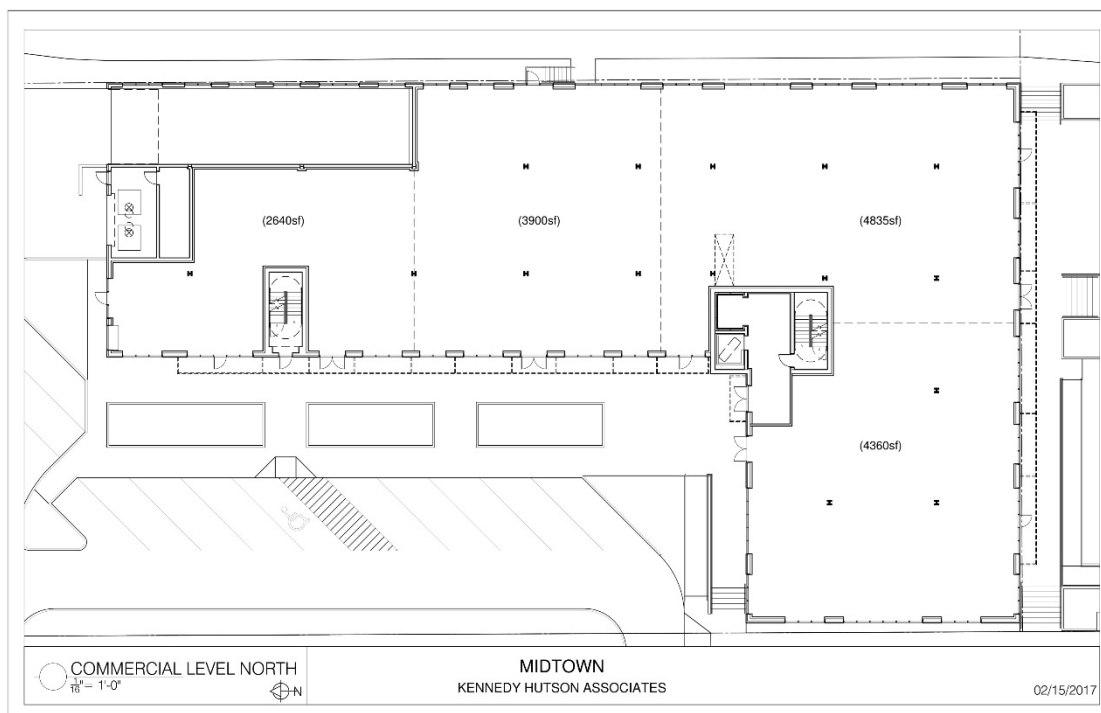
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