



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

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## PROPERTY OVERVIEW

Latitude is a premier Class A mixed-use development strategically located at the gateway to the University of Illinois campus and Downtown Champaign. Spanning two city blocks, the development features approximately 21,100 square feet of ground-floor retail, restaurant, and commercial space beneath 324 luxury apartment units totaling 519 beds, creating a built-in customer base providing retailers with a built-in residential customer base from day one..

The West Building is fully leased, leaving one remaining opportunity in the East Building consisting of 1,929 square feet. Delivered in grey shell condition, the space includes a generous tenant improvement allowance of \$50 per usable square foot, allowing tenants to customize the space to meet their operational needs.

Designed to accommodate a variety of retail, restaurant, service, or boutique office users, the suite features expansive storefront glazing, excellent visibility along East University Avenue, high-speed fiber internet, and the opportunity for outdoor patio seating. Convenient customer parking is available immediately north of the building, complemented by on-street metered parking and strong pedestrian activity generated by the surrounding residential density and University of Illinois campus.

Latitude offers a rare opportunity to establish a presence within one of Champaign's most dynamic mixed-use developments, serving students, professionals, hospital employees, university faculty, nearby residents, and visitors alike.

Latitude is positioned along East University Avenue, one of Champaign's primary east-west corridors carrying approximately 21,800 vehicles per day. The property occupies a highly visible location between Downtown Champaign and the University of Illinois Engineering Campus, placing retailers within walking distance of thousands of students, faculty, staff, and nearby residents.

The development is surrounded by major employment centers including the University of Illinois, Carle Foundation Hospital, OSF HealthCare, and Downtown Champaign's growing collection of restaurants, entertainment venues, and offices. This combination of daily commuter traffic, strong pedestrian activity, and an established residential population creates an exceptional environment for restaurants, retailers, service providers, and neighborhood-oriented businesses.

## PROPERTY INFORMATION

<b>Address</b>	608 E. University Ave. Champaign, IL 61820
<b>Lease Price</b>	\$16.00/SF NNN
<b>Available Space</b>	1,929 SF
<b>Total Retail Space</b>	21,100 SF
<b>Zoning</b>	CB1 – Central Business Urban Fringe
<b>Estimated NNN</b>	\$6.50/SF
<b>Year Built</b>	2016



## FLOOR PLAN

# EAST BUILDING



## AERIAL



## CONTACT

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## OFFERING HIGHLIGHTS

- 324 luxury apartments (519 beds) directly above
- One remaining retail opportunity
- Adjacent to the UIUC Engineering Campus
- 21,800 VPD on University Avenue