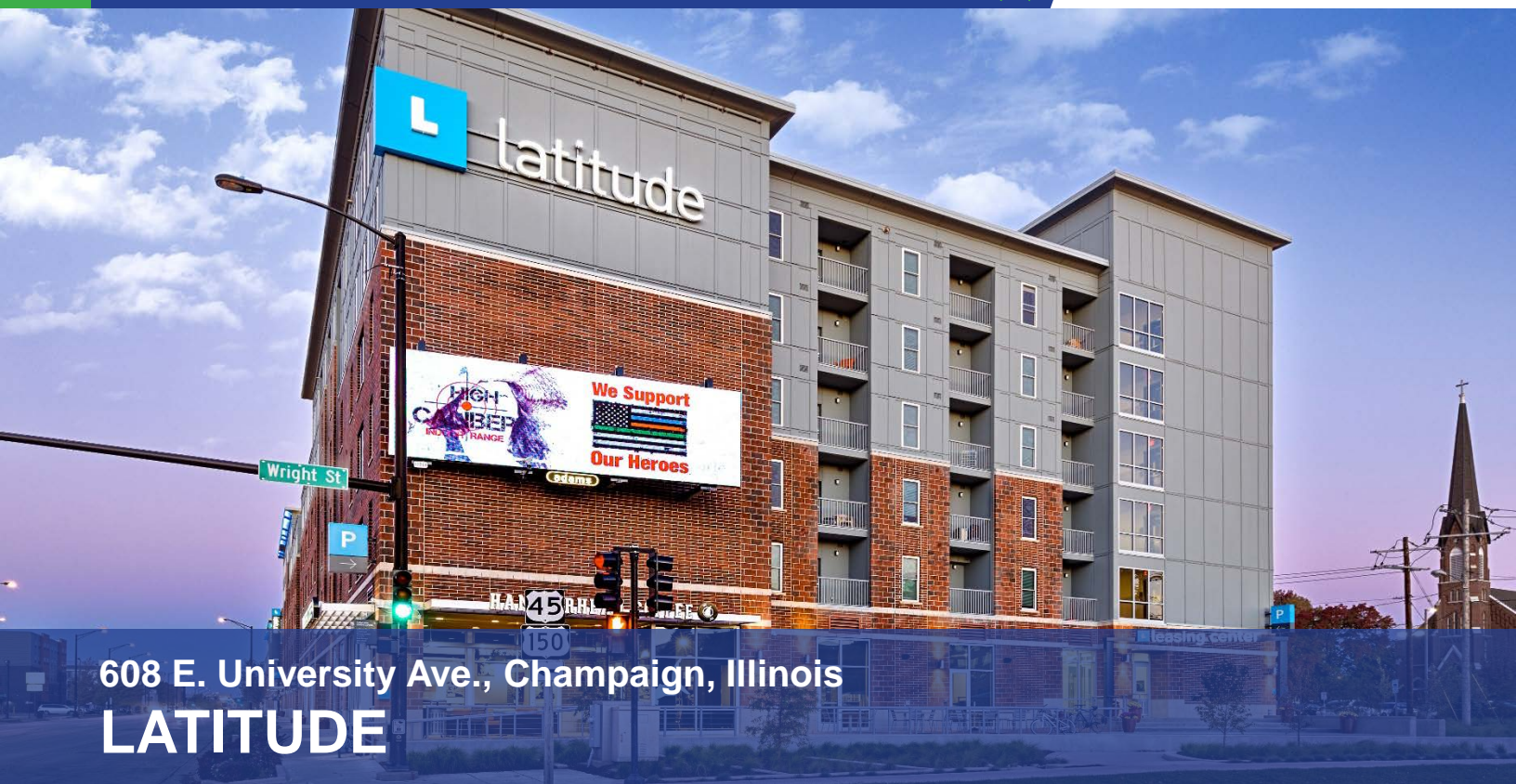


# FOR LEASE

## Negotiable Rate



608 E. University Ave., Champaign, Illinois  
**LATITUDE**

### Property Information

#### BUILDING SIZE

20,942 SF

#### AVAILABLE SF

1,259 – 3,370

#### LEASE PRICE

Negotiable

#### ZONING

CB1-Central Business

#### AREA

Located along East University Ave. (21,800 VPD) in Champaign between Fifth and Wright Street and just North of the University of Illinois main Campus and steps away from the school of Engineering. Property is located within close proximity to Presence Hospital, Carle Hospital, and Downtown Champaign.

### Property Description

Latitude is a Class A, two building, six story mixed-use development consisting of 20,942 SF of first floor retail/restaurant/office space spanning two city blocks and 324 units/519 beds luxury apartments on the 2nd-6th floors. The first floor retail/restaurant/office space ranges in size from 1,259-3,370 SF and can be demised per tenant needs. The east building currently has 2,667 SF adjacent to Lao Sze Chuan & Hammerhead Coffee as well as 3,370 SF (Divisible to 1,440 SF) on the west endcap. The West building has 2,611 SF (Divisible to approx. 1,259 SF & 1,352 SF) on the east endcap. Tenant space will be delivered in 'Gray Shell' with \$50/USF in tenant improvement allowance. All available spaces except the west endcap of the east building have common area restrooms. Additional outdoor patio area is available for retail/restaurant use (subject to local approval) and the building features high-speed fiber internet.

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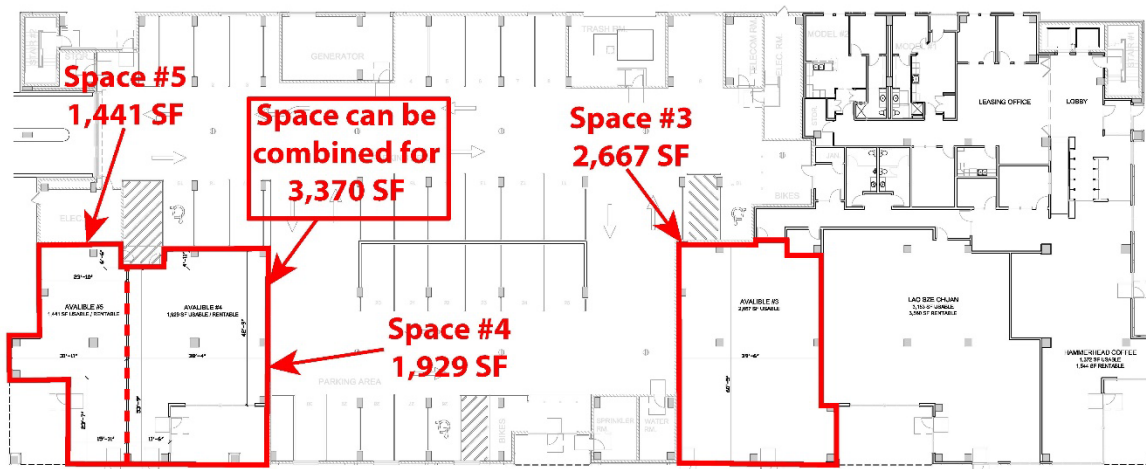
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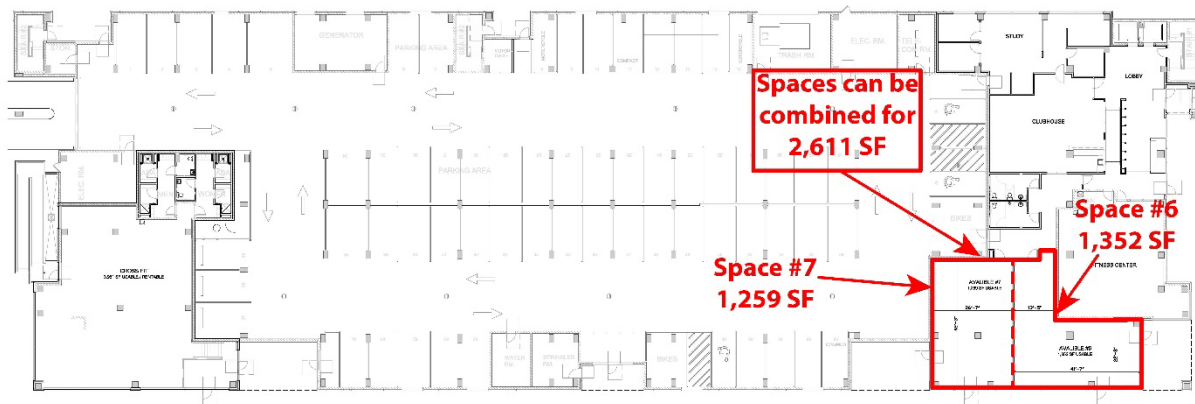
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### EAST BUILDING



### WEST BUILDING



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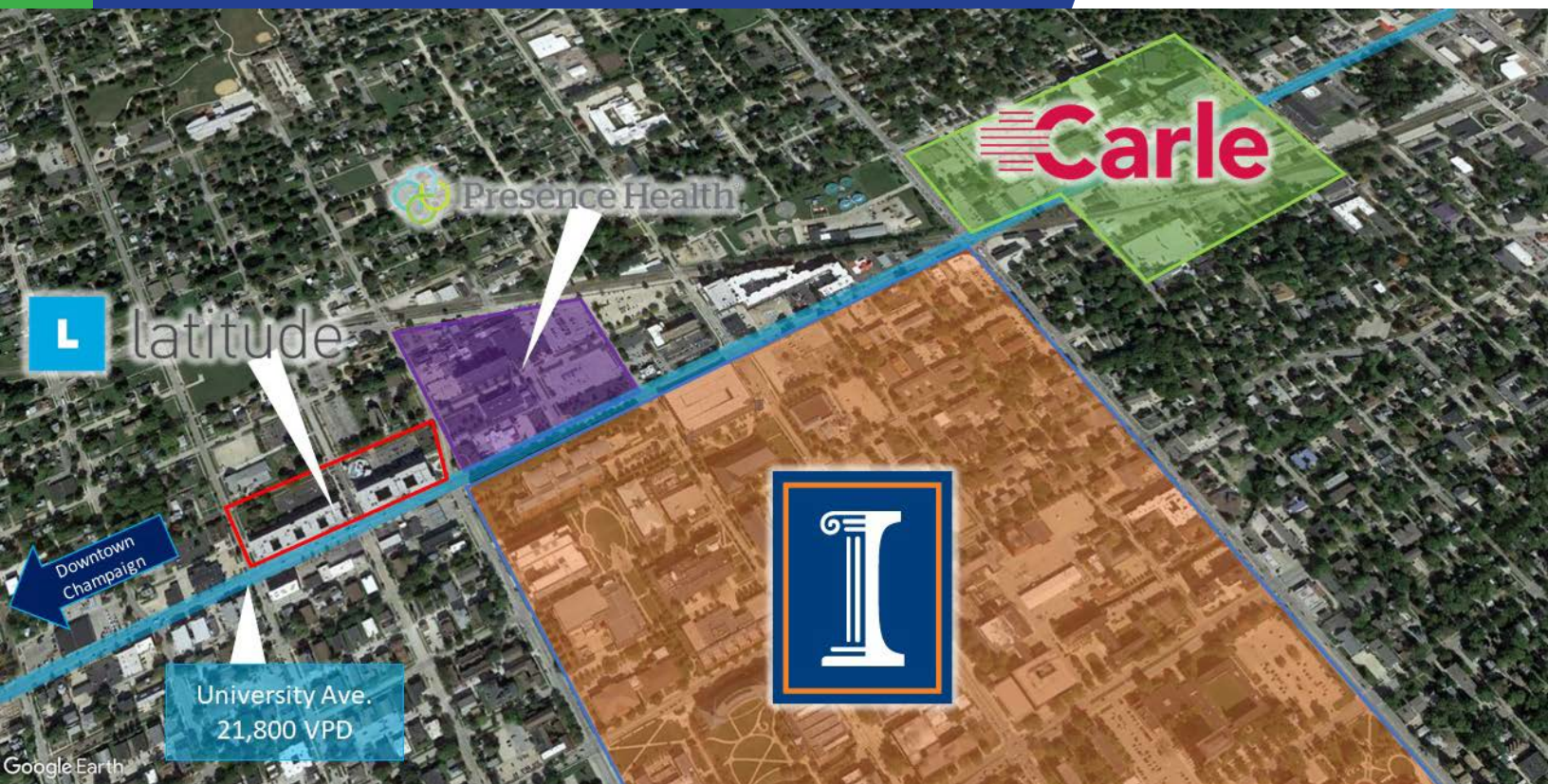
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