

RETAIL
OFFICE

FOR LEASE

\$10.00 / SF / NNN



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



RETAIL/OFFICE SPACE FOR LEASE

206 W Anthony Dr., Champaign, IL 61822

PROPERTY INFORMATION

AVAILABLE SPACE

6,543 SF & 9,327 SF

BUILDING SIZE

30,200 SF

LEASE PRICE

\$10.00 / SF

LEASE TYPE

NNN

TAX PIN

41-20-01-202-007 & -006

ZONING

CG – Commercial General

YEAR BUILT

1992

PARKING

125

PROPERTY DESCRIPTION

Building was originally constructed in 1992 as a furniture store and then completely renovated in 2006 for Carle Hospital who vacated in 2022. Suite B was recently leased to the State of Illinois leaving additional tenant spaces available (6,543 SF & 9,327 SF). Suite C is 6,543 SF and currently consists of several offices and conference rooms. Suite A is 9,327 SF and consists of individual offices, conference rooms, training rooms, as well as a large break room. See Attached Floor Plan for further space division. The Landlord is prepared to renovate the space for qualified tenants.

AREA DESCRIPTION

Building is located on one of the main thoroughfare (Marketview) between North Prospect Ave & North Neil St. Retail Corridor. To the north and east of the property is Market Place Mall (900,000 SF enclosed mall), Marketplace Plaza (215,000 SF open air center), and Marketview Shopping Center (175,000 SF open air center). To the north and west of the property is Pine Tree Plaza (111,700 SF open air center), Baytown Square (95,700 SF open air center), and Champaign Town Center (85,900 SF open air center). Some neighboring tenants include; Walmart, Sam's Club, Costco, Lowes, Menards, Meijer, Rural King, Bergner's, Macy's, JC Penny's, Dicks Sporting Goods, Field & Stream, Gander Mountain, Best Buy, Slumberland, Ashley, and PetSmart to name a few.



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AERIAL



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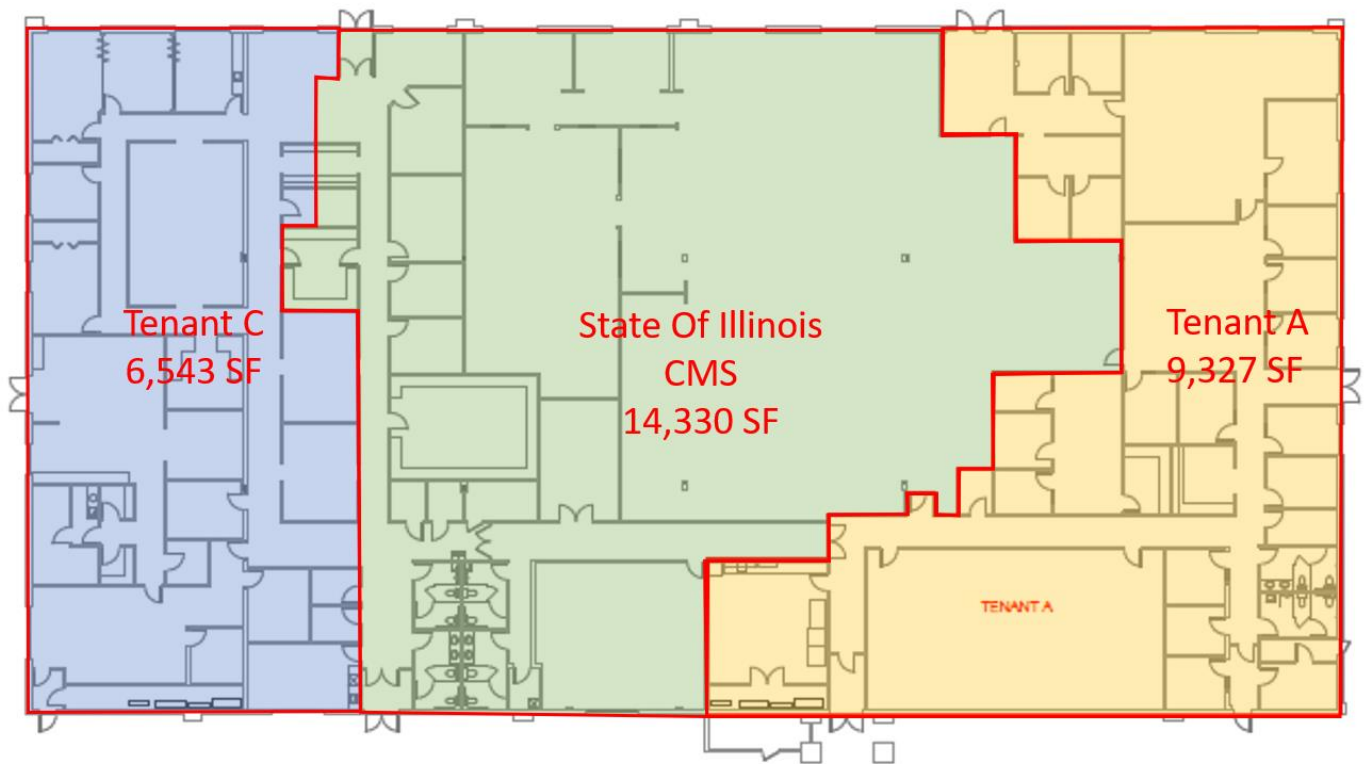
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FLOOR PLAN



EXISTING FLOOR PLAN

1/16" = 1'-0" (11x17)
1/32" = 1'-0" (22x34)



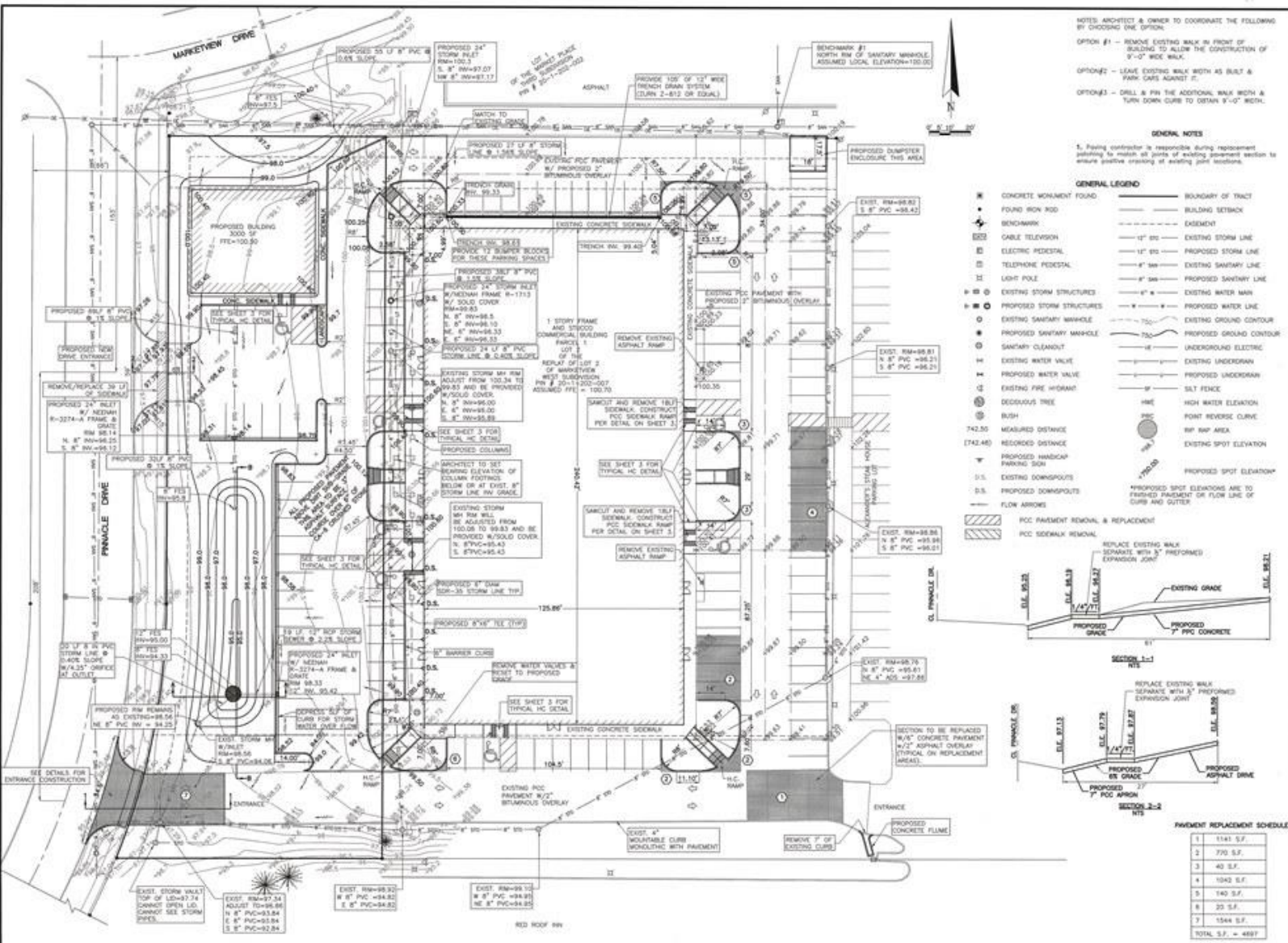
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SITE PLAN



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