

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

10,038 SF - 20,873 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. Carle is currently utilizing 1/3 of the building. The balance of the space is 20,873 SF that could roughly be demised into 2 spaces consisting of 10,835 SF and 10,038 SF. The 10,835 SF space is considered Space B and is primarily open unfinished space (ready for buildout) with a breakroom and restroom bank. The 10,038 SF space is considered Space C and consist of a reception area, several private offices, multiple conference rooms, work station areas, restrooms, and a 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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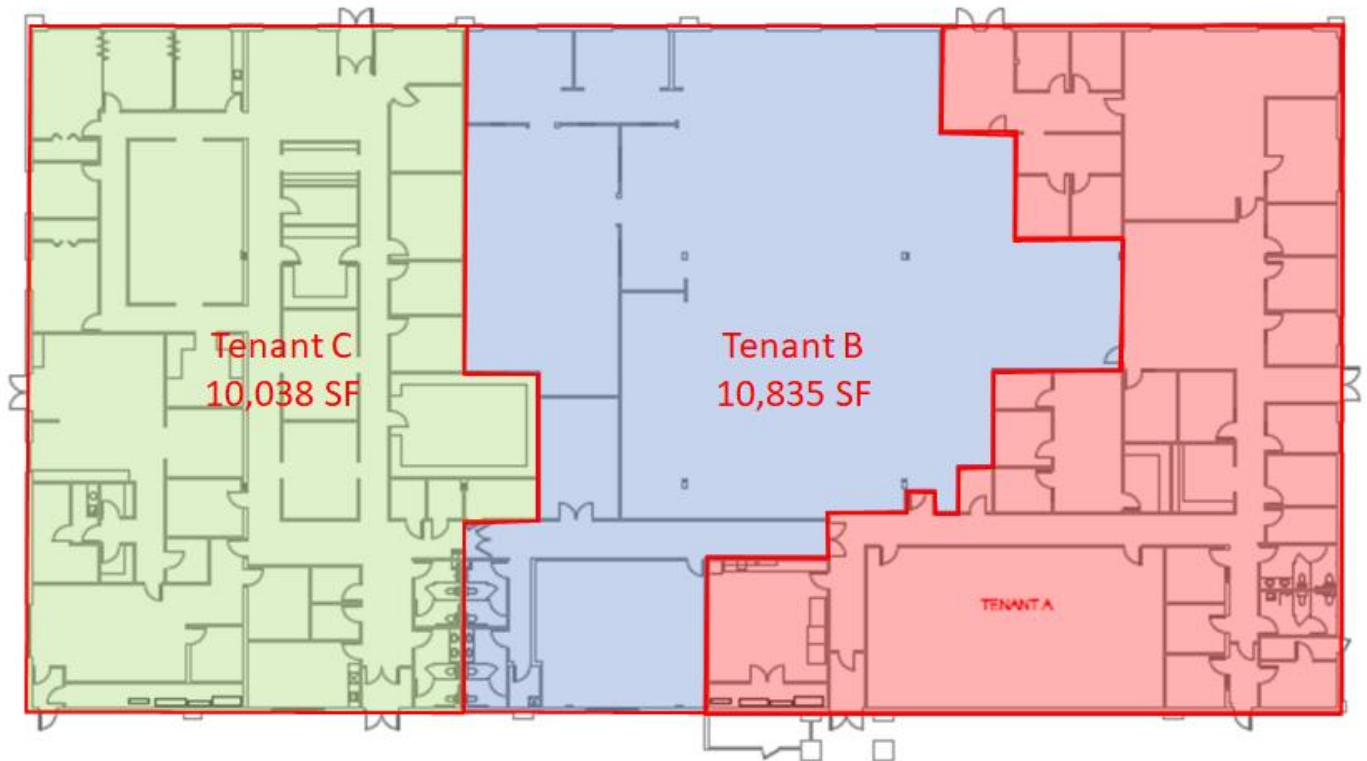
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FLOOR PLAN



EXISTING FLOOR PLAN

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



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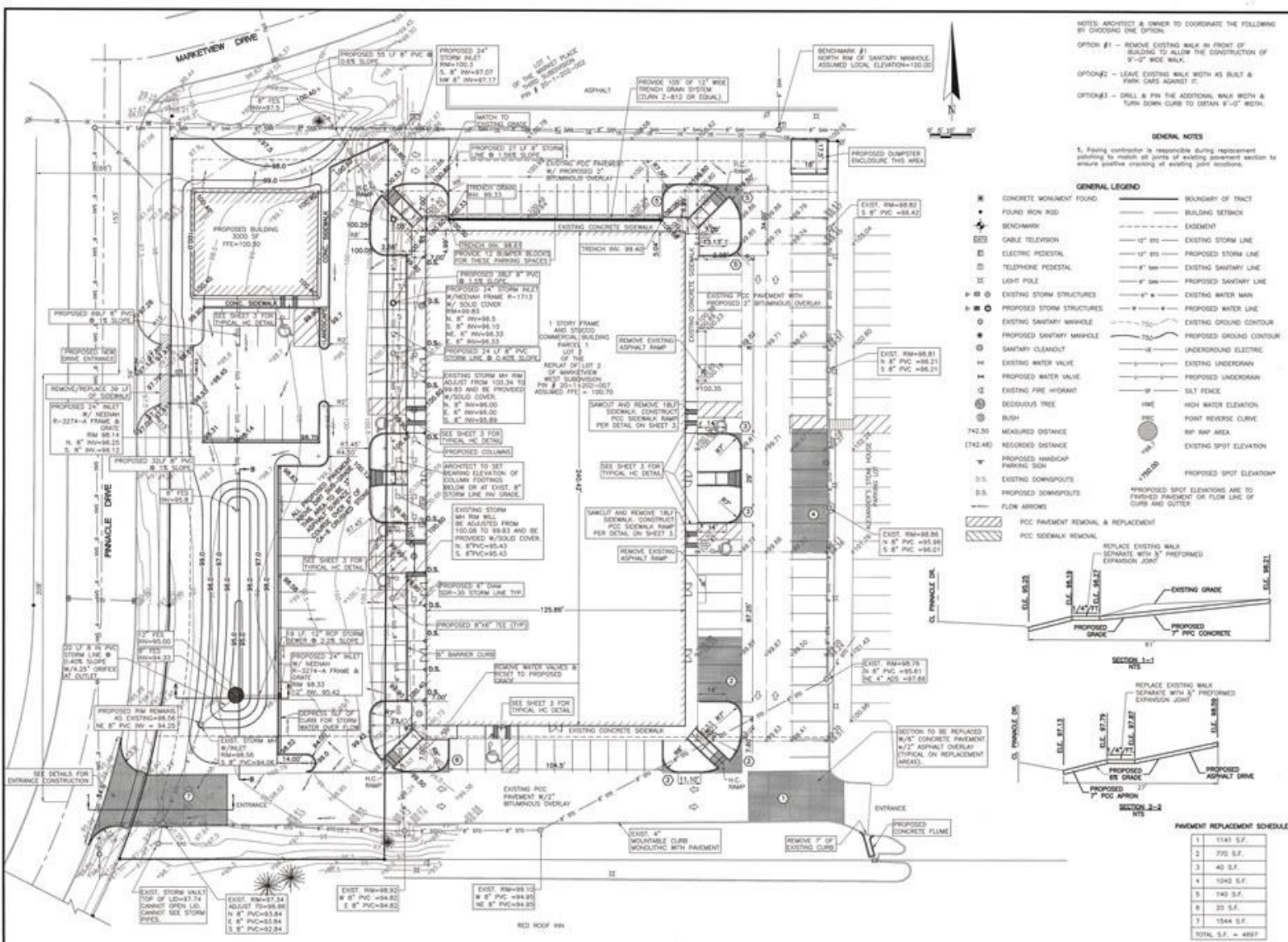
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SITE PLAN



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