

# FOR LEASE

## \$12.00 / SF Gross

Zach Wetherell  
217-403-3374  
zw@cbcdr.com



206 N Randolph St., Champaign, IL 61820

## Property Information

**AVAILABLE SF FOR LEASE**  
3,300 – 32,000

**BUILDING SF**  
87,120

**LEASE PRICE**  
\$12.00 / SF

**ZONING**  
CB2 – Central Business Downtown

### AREA DESCRIPTION

Church Street Square is centrally located in downtown Champaign at the corner of Randolph and Church Street. It has easy access to both Interstate 57/72 to the west and Interstate 74 to the north. Downtown Champaign is host to many local businesses including restaurants, bars, retail shops, office space, apartments, and condo's.

Church Street Square has office space available on the 2nd and 3rd floor of the building with flexible floor plans and space options available. Each floor has a total of 16,000 square feet available and can be subdivided.

**Suite 200** on the 2nd floor is set-up for one large 16,000 SF user but can be subdivided. It has offices along the perimeter of the space, large open work space, several conference rooms, full kitchen, storage space, large 750 SF server room with raised floor and separate AC system, the second floor has a freight elevator. The second floor will be available January 1, 2020.

**Suite 300** on the 3rd floor is 12,370 SF and could be further subdivided. It has several offices, open work area, conference room, kitchenette, restrooms, small server room, and large storage area. This space is immediately available.

**Suite 301** is 3,300 SF with mostly open work space, offices, small kitchenette, restrooms, and conference room. This space will be available January 1, 2020.

Ownership owns the concrete surface parking lot west of the building which has 120 parking spaces and another gravel parking lot west of the Jefferson Building that has another 60 parking spaces. These spots can be leased out at an additional cost. The City of Champaign also has the Hill Street parking deck that has over 600 parking spots half a block to the north.

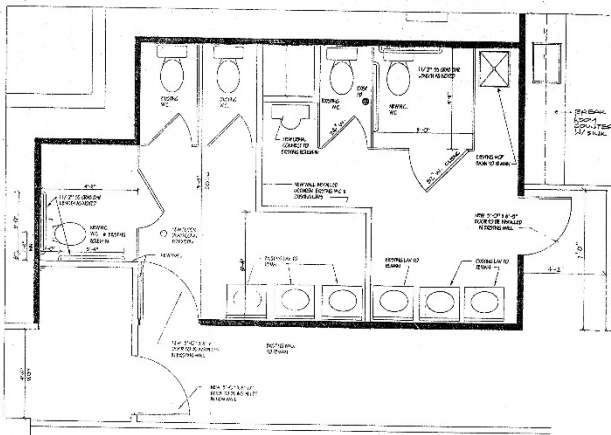
**CBCDR.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

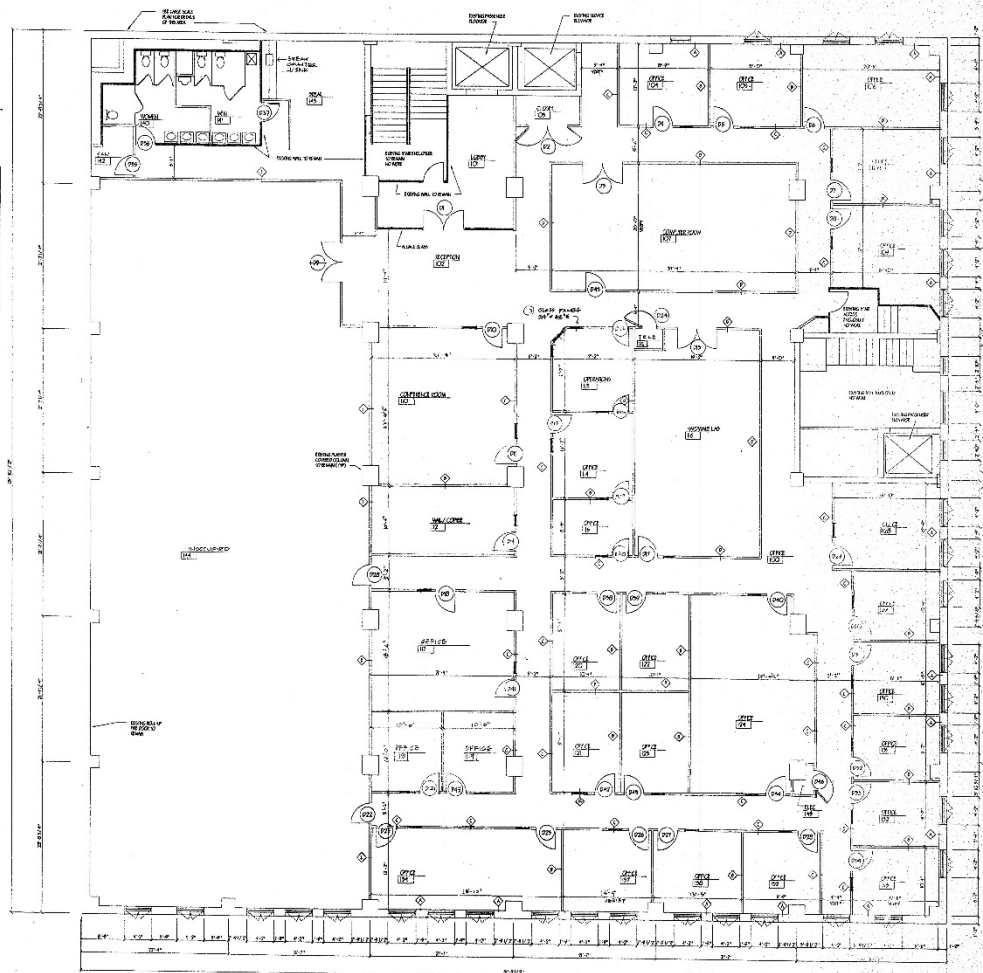
**Coldwell Banker Commercial  
Devonshire Realty  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712**

**FOR LEASE****\$12.00 / SF Gross****COLDWELL  
BANKER  
COMMERCIAL****DEVONSHIRE REALTY**

# 2<sup>nd</sup> Floor



LARGE TOILET PLAN  
SCALE 3/8" = 1'-0"



SECOND FLOOR PLAN - REMODEL  
SCALE 3/8" = 1'-0"

**CBCDR.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial  
Devonshire Realty  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712**



# FOR LEASE

\$12.00 / SF Gross

Zach Wetherell  
217-403-3374  
zw@cbcdr.com



## 3<sup>rd</sup> Floor

REPRESENTATION WITH 1/4" = 1'-0" DIMENSIONS ONLY

