

RETAIL
OFFICE

FOR LEASE
\$15.00 / SF / NNN

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



340 N. Neil St., Suite 105
Champaign, IL 61820

PROPERTY INFORMATION

AVAILABLE SF FOR LEASE
1,564 SF

NNN EXPENSE ESTIMATE
\$5.65 / SF

LEASE PRICE
\$15.00 / SF

ZONING
Commercial Business

PROPERTY DESCRIPTION

The Overland Building is a newly redeveloped building by One Main Development. The last suite available is Suite 105 which is 1,564 SF of open space and ready for occupancy. The main entrance is off of Fremont Street and secondary entrance off of Neil Street. Public parking is available for rent in the city owned lot next to Fremont Street. The NNN expenses for 2019 are estimated to be \$5.65/SF.

AREA DESCRIPTION

Located just steps away from dozens of restaurants and eclectic shops, the Overland Building sits in the middle of the excitement and action, and offers a big city feel with small town charm. The local music scene, outdoor dining venues and numerous downtown summer festivals add to the buzz and popularity. The walkability of downtown Champaign makes it a popular gathering place for locals and enhances the areas attractiveness and sustainability.

The building's prime location just 1-mile from Interstate 74 adds convenience, while its close proximity to the University of Illinois provides additional exposure to University related traffic from sporting, entertainment and cultural events. The property is located less than a ½ mile from the train station and bus terminal, adding to its accessibility.



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AERIAL



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