

# FOR LEASE

\$1,010 - \$1,077 / Mo. / Gross



**408-418 S. Chestnut St., Champaign, IL 61820**

## Property Information

### AVAILABLE SF FOR LEASE

**Suite 408:** 1,520 SF

**Suite 418:** 1,426 SF

### BUILDING SIZE

8,556 SF

### ZONING

CB1 - Central Business Urban

### AREA DESCRIPTION

The subject property is ideally located in the center of the community just off Neil Street between Springfield Avenue and Green Street. The property is on the southern edge of downtown Champaign and adjacent to Campustown and the University of Illinois. The property is conveniently accessed from Neil Street or Green Street via Chestnut Street and provides quick and easy access to the rest of Champaign-Urbana.

## PROPERTY DESCRIPTION

408 - 418 S Chestnut Street is a block construction warehouse building that was built in 1985 and received a new roof in 2019. There are currently three suites available between 1,426 - 1,520 SF:

**Suite 408 is \$1,077/month and is +/-1,520 SF and offers 14' clear ceiling heights, a 12' H x 10' W drive in door, large wide open space, small kitchenette, storage closet, and a single restroom.**

**Suite 418 is \$1,010/month and is 1,426 SF and offers 14' ceiling heights, a 12' H x 10' W drive in door, large wide open space office, restroom, utility room, and has a large loft space accessible by stairs.**

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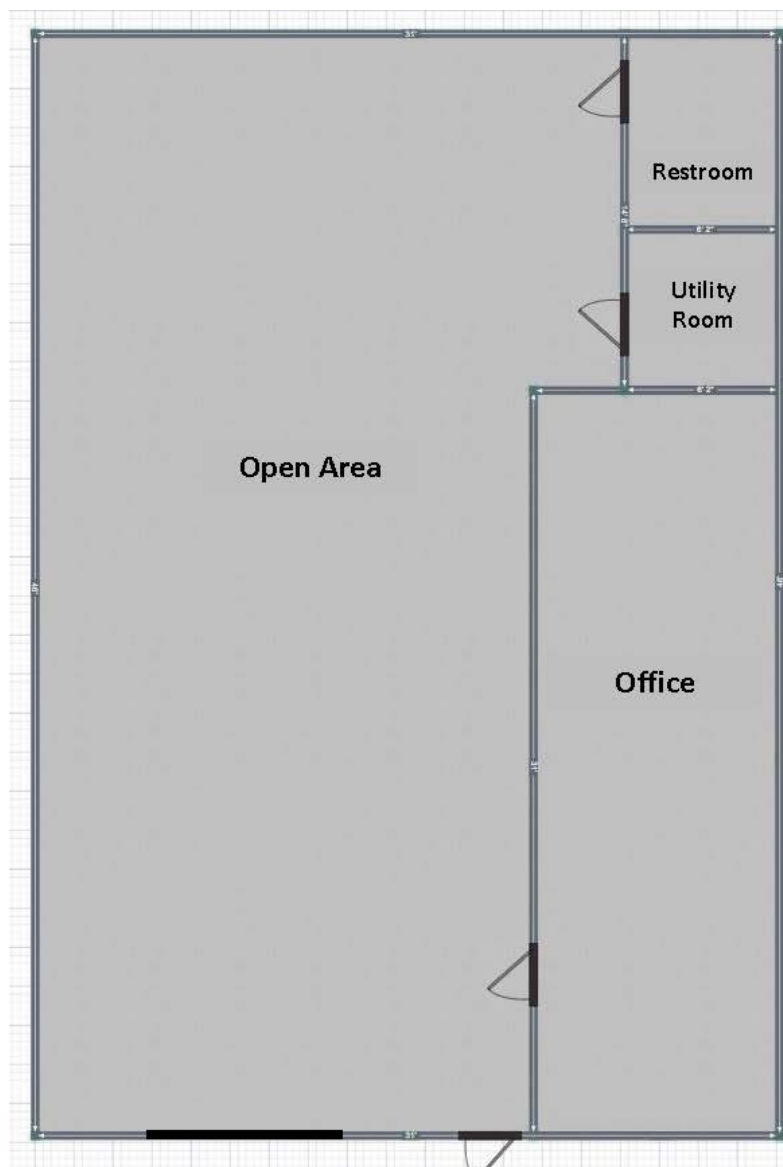
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## Suite 418 - Floor Plan



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