

OFFICE
RETAIL

FOR LEASE
\$19.50 / SF / Gross

**COLDWELL
BANKER
COMMERCIAL
DEVONSHIRE REALTY**



1710 S. Neil Street, Suite 1
Champaign, IL 61820

PROPERTY INFORMATION

AVAILABLE SF
1,000

BUILDING SF
4,046

ZONING
CG – Commercial general

TAX ID
45-20-24-202-006

AREA DESCRIPTION

The subject property is ideally located at the corner of Neil Street and St. Mary's Road, just south of downtown Champaign, and west of the University of Illinois; home to 51,000+ students and over 10,000 faculty and staff. The property is also near Corporate Centre; a 650,000 SF office park, and just west of the 700,000+ SF University of Illinois Research Park.

PROPERTY DESCRIPTION

1710 S. Neil Street is a 4,046 SF building that benefits from great visibility and easy accessibility at the corner of Neil Street and St. Mary's Road/Fox Drive. The available suite is +/- 1,000 SF and on the north endcap of the building. The suite features a large open area, 1 private office, breakroom with kitchenette, server closet, and restroom. The also site offers building signage above the suite and plentiful parking.

PROPERTY HIGHLIGHTS

- Great Visibility
- Located on a Major Commercial Corridor
- Near the University of Illinois



Josh Markiewicz
217-403-3424
joshm@cbcdr.com



CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

CBCDR.COM

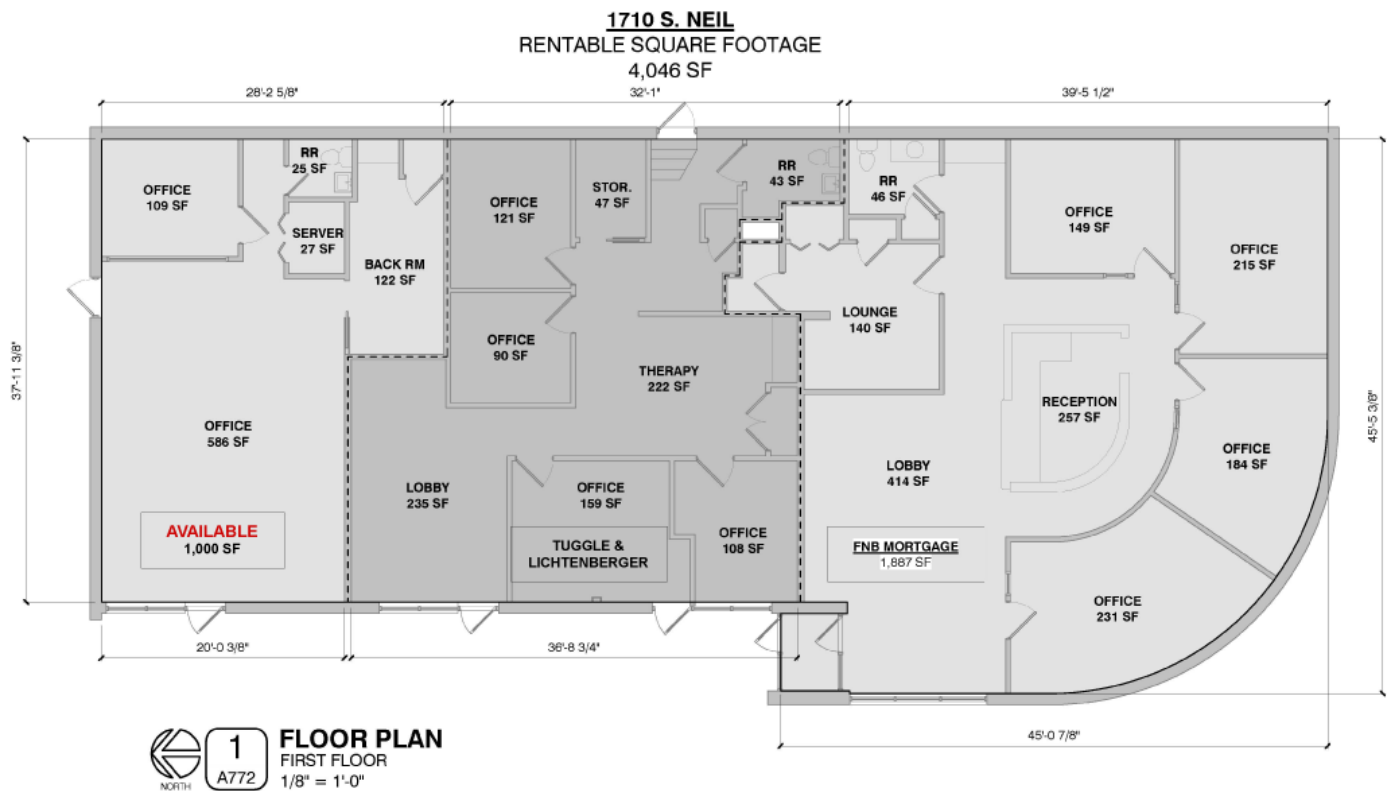
© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

OFFICE
RETAIL

FOR LEASE
\$19.50 / SF / Gross

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

FLOOR PLAN



**REIFSTECK
REID**



Josh Markiewicz
217-403-3424
joshm@cbcdr.com



OFFICE



RETAIL

CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

CBCDR.COM

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, 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.