

RETAIL  
OFFICE

**FOR LEASE**  
**\$15.00 / SF / NNN**

**COLDWELL  
BANKER  
COMMERCIAL**  
**DEVONSHIRE REALTY**



**205 N. Neil St.,**  
Champaign, IL 61820

## PROPERTY INFORMATION

### AVAILABLE SF

2,000 – 5,368

### TAX PIN

42-20-12-409-014

### TOTAL BUILDING SF

10,736

### ZONING

Central Business - CB

## AREA DESCRIPTION

Property located in the heart of downtown Champaign along north Neil Street between Hamilton Walkers and Watson's Shack & Rail restaurants and just south of the 145 bed Hyatt Place hotel and the soon to be constructed 132 room Aloft hotel by Marriott. Downtown Champaign features many local restaurants and bars.

## PROPERTY DESCRIPTION

Building was originally constructed in 1915 and used to be two separate buildings. For many years in the 1950's through early 1970's the building was a Walgreen's. Now the first floor is currently 4,600 square feet of open retail. The owner of the building is willing to subdivide the space into smaller suites ranging from 2,000 SF up to 4,600 SF for retail or office use, or the building can accommodate a larger user by adding the second floor which consists of another 5,368 SF. The building has a basement for additional dry storage. Ownership plans to restore the front of the building to the original historic facade and will consider a build-to-suit for a qualified tenant.



**Zach Wetherell**

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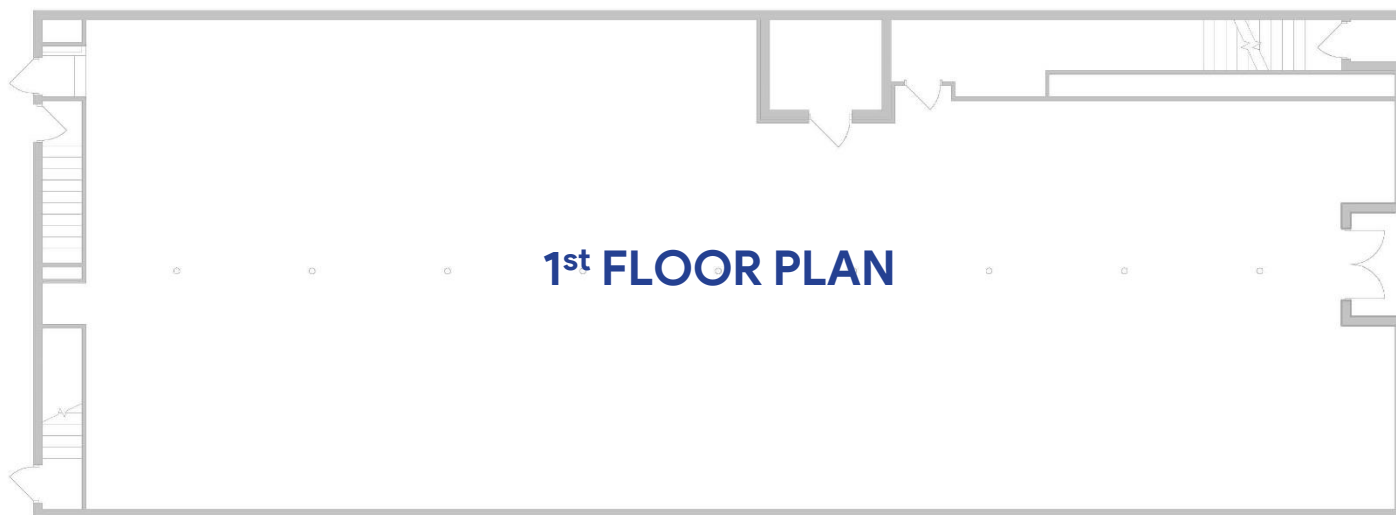
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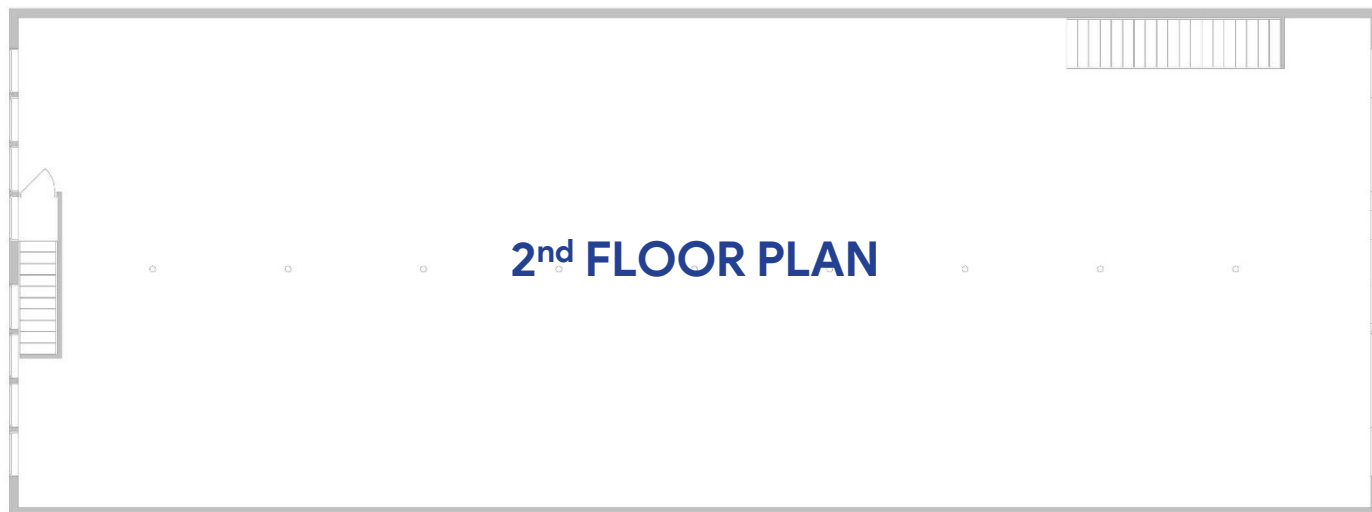
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**1<sup>st</sup> FLOOR PLAN**



**2<sup>nd</sup> FLOOR PLAN**



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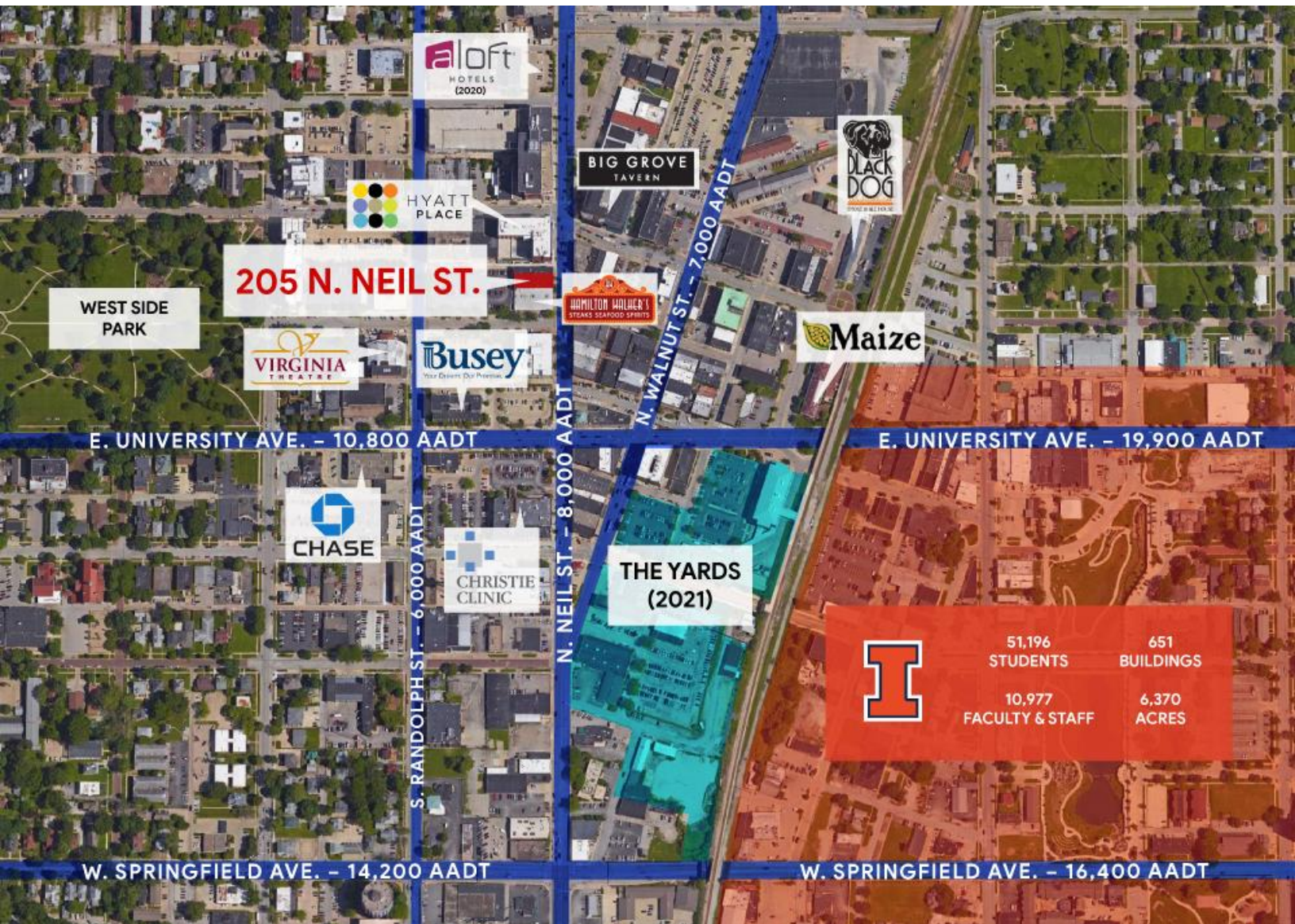


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## AERIAL



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