



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DOWNTOWN CHAMPAIGN RETAIL/OFFICE

\$18.00 SF / NNN

FOR LEASE



205 N. NEIL STREET

CHAMPAIGN, IL 61820

2,000 – 5,368 SF

OFFICE

RETAIL

LEASE PRICE

\$18.00 SF / NNN

BUILDING SIZE

10,736 SF

AVAILABLE SPACE

2,000 – 5,368 SF

YEAR BUILT

1915

TAX PIN

42-20-12-409-014

ZONING

CB - CENTRAL
BUSINESS

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.

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.



ZACH WETHERELL, CCIM

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**COLDWELL BANKER COMMERCIAL
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FLOOR PLANS



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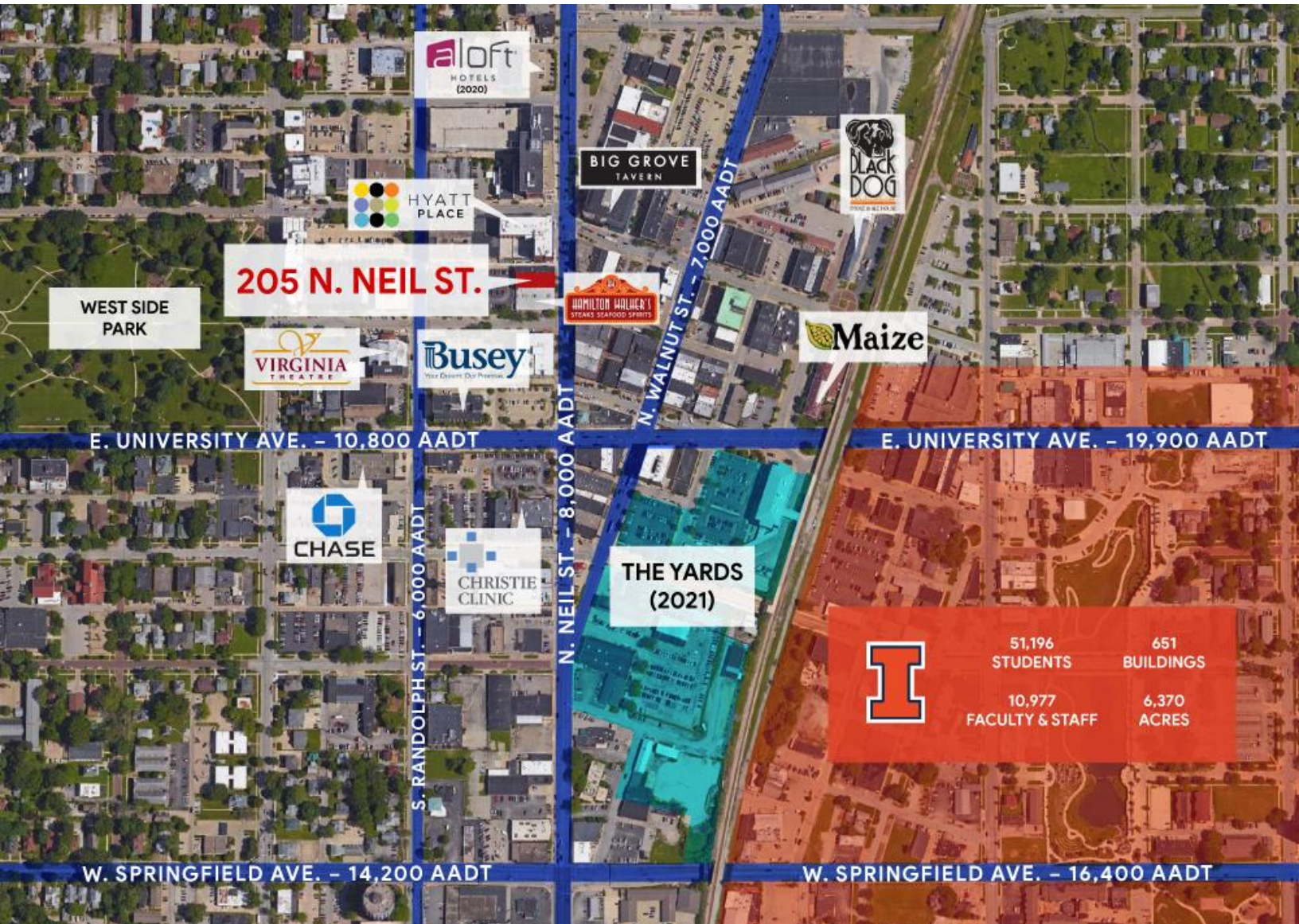
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AERIAL



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