



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# DOWNTOWN CHAMPAIGN RETAIL / OFFICE FOR LEASE

\$1,480/ MO MOD GROSS

FOR LEASE



## 12 E Washington St.

Champaign, IL 61820

813 SF

RETAIL/ OFFICE

### LEASE PRICE

\$1,480/ MO MOD  
GROSS

### AVAILABLE SPACE

813 SF

### TAX PIN

42-20-12-279-013

### BUILDING SIZE

27,752 SF

### TRAFFIC COUNTS

Washington St. –  
4,200 AADT  
Neil St – 9,000 AADT

### ZONING

CB1

## PROPERTY DESCRIPTION

12-16 E Washington Street; known as the Hickory, was built in 1920 and is a mixed-use building featuring ground floor commercial space and 18 upscale apartments. The available commercial space, 12 E Washington Street, offers +/- 813 SF of versatile, modern space suitable for a wide variety of uses. There are two spacious restrooms that are common to the suite and not part of the overall square footage. The space is fully sprinkled, features high ceilings with sound dampening insulation, a high-efficiency HVAC unit and great visibility with signage opportunities on the front (south) side of the building.

The building sits on a concrete slab, and metered on-street and off-street parking is conveniently nearby (not included in the lease).

Rent includes real estate taxes and building insurance.

## AREA DESCRIPTION

The Hickory is ideally located just off the corner of Washington Street and Neil Street in downtown Champaign and offers access to dozens of restaurants, eclectic shops and all that downtown Champaign has to offer. The building benefits from its location just 1-mile from Interstate 74 and also offers close proximity to the University of Illinois and the train station and bus terminal.



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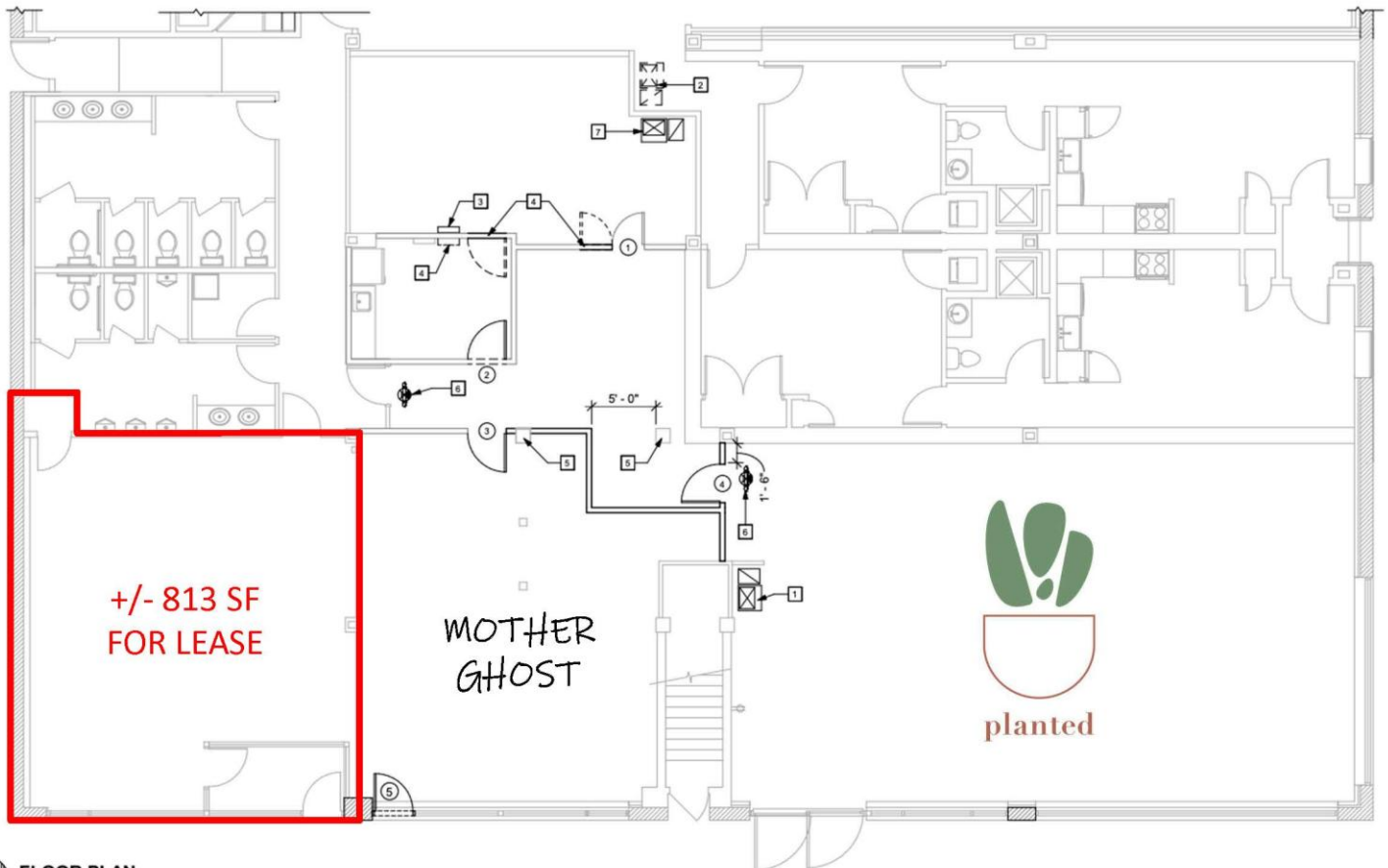
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## FLOOR PLAN



FLOOR PLAN

3/16" = 1'-0"

0 1 2 4 6



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