

OFFERING MEMORANDUM

**Fraternity / Sorority
House for Lease****University of Illinois****1110 S Second Street
Champaign, IL 61820****PRESENTED BY:****JOSH MARKIEWICZ**
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Disclaimer

This Marketing Package ("MP") is intended solely for your limited use and benefit in determining whether you desire to express further interest in leasing 1110 S Second Street, Champaign, IL (the "Property"). This MP contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective Lessee's may require to evaluate leasing the Property. All information is provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Coldwell Banker Commercial Devonshire Realty ("CBCDR"). Therefore, all assumptions and other information provided and made herein are subject to material variation. All references to years, acreages, square footages, and other measurements are approximations, and a prospective Lessee must verify the information and bears all risk for any inaccuracies. An opportunity to inspect the Property will be made available to interested and qualified prospective Lessee's. Interested parties are expected to review the Property and other documents of whatever nature independently and not rely on the contents of this MP in any manner.

Neither the Owner or CBCDR nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this MP or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this MP or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible Lease of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this MP. The Owner shall have no legal commitment or obligation to any entity reviewing this MP or making an offer to lease the Property unless and until written agreement(s) for the lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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PROPERTY OVERVIEW

Lease Price	Negotiable NNN
Building Size	+/- 10,000 SF
Lot Size	+/- 14,472 SF
Year Built / Renovated	1928 / 2009
Bedrooms (Capacity)	20 (36)
Real Estate Taxes	\$29,368.06 (2019)
Sprinkled	Yes
Heated / Cooled	Yes
Elevator	Yes
Zoning	MFuniv – Multifamily University Neighborhood
PIN	46-21-18-302-005

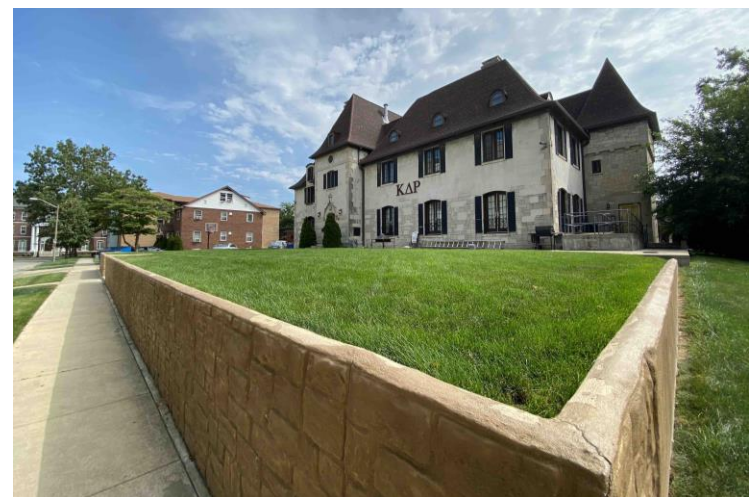
THE OFFERING

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease an incredible fraternity / sorority house on the University of Illinois at Urbana-Champaign campus at 1110 S Second Street, Champaign, IL (the "Property"). The Property is a historic Greek house built in 1928 in the French Eclectic design that has key architectural features including a stucco and limestone exterior, a stair tower, casement windows, and a hip roof with flared eaves. The Property was remodeled in 2009 and is heated and cooled, sprinkled throughout and features elevator access to all floors, and has three staircases for additional ingress and egress.

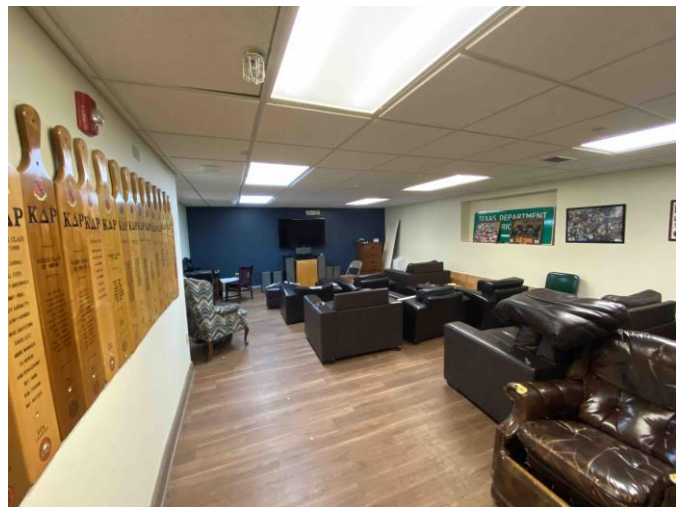
This three-story house has 20 individual bedrooms with capacity for 36, with 12 bedrooms and a large restroom on the second floor and 8 bedrooms and a large restroom on the third floor. The basement features a large kitchen and dining/chapter room, laundry, study lounge, and exercise room, while the first floor is configured with two large living rooms, library, study room, recreation room, and restroom. The property will be provided partially furnished and a full FF&E list is available upon request.

The Property is prominently located along Second Street between Armory Avenue and Gregory Drive, just west/southwest of the Illini Union, Main Quad and the greater University of Illinois campus. The property is within easy walking distance to academic buildings, Memorial Stadium, and the Armory, and surrounded by numerous fraternities and sororities.

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Study Lounge



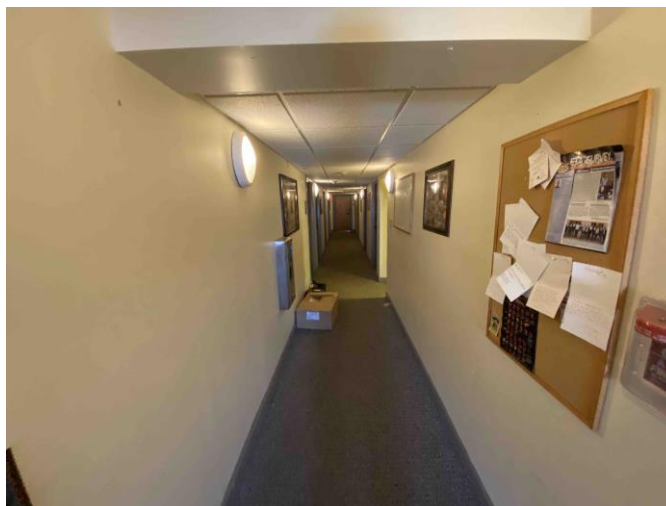
Living Room



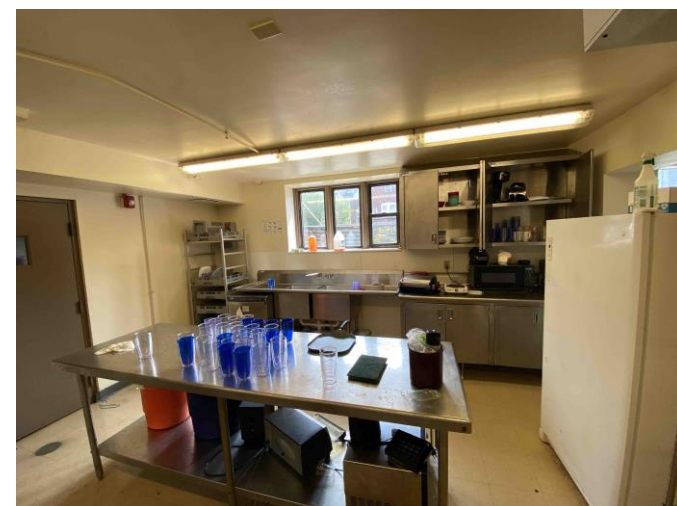
Library



Laundry Room

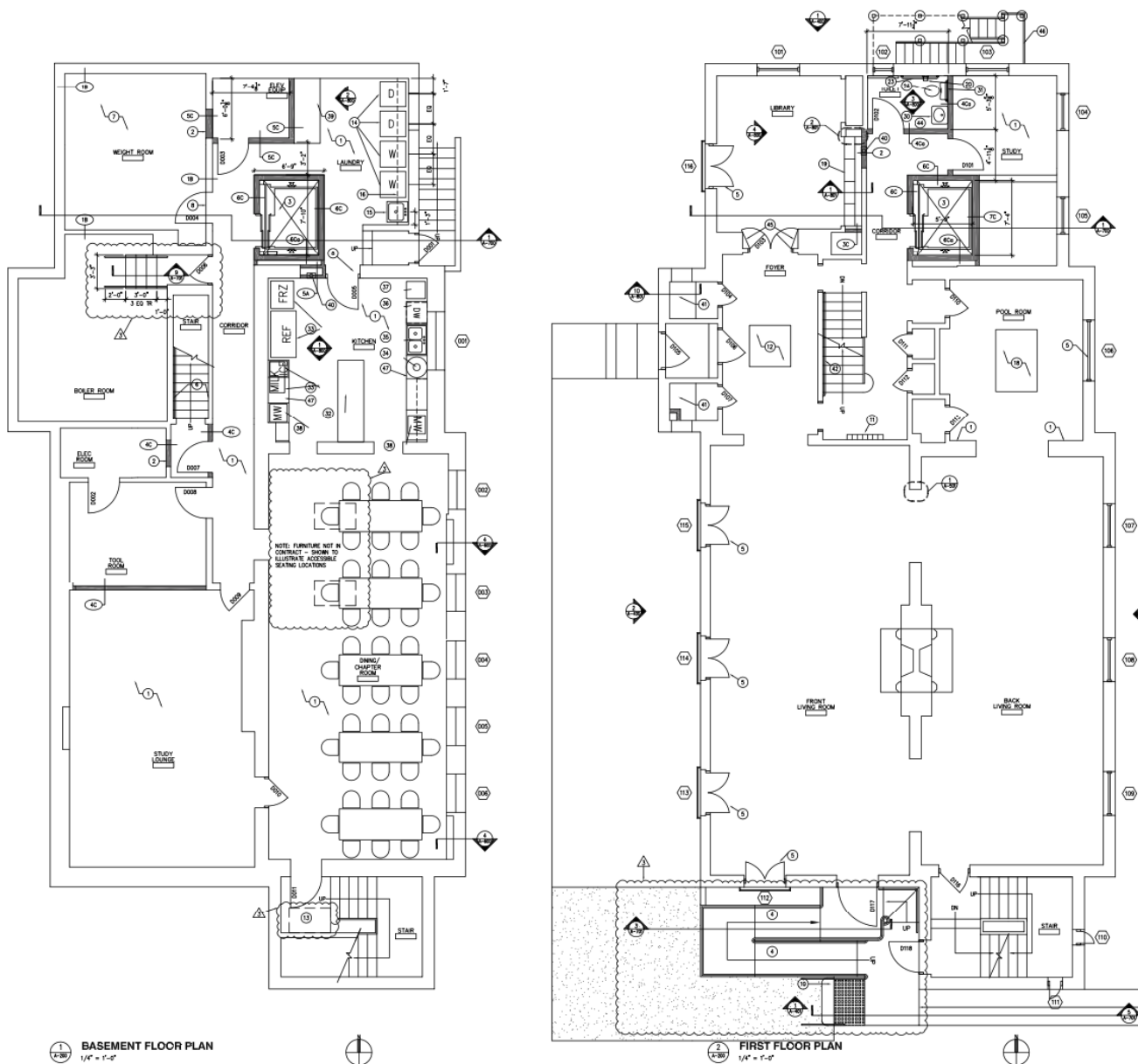


Bedroom Corridor

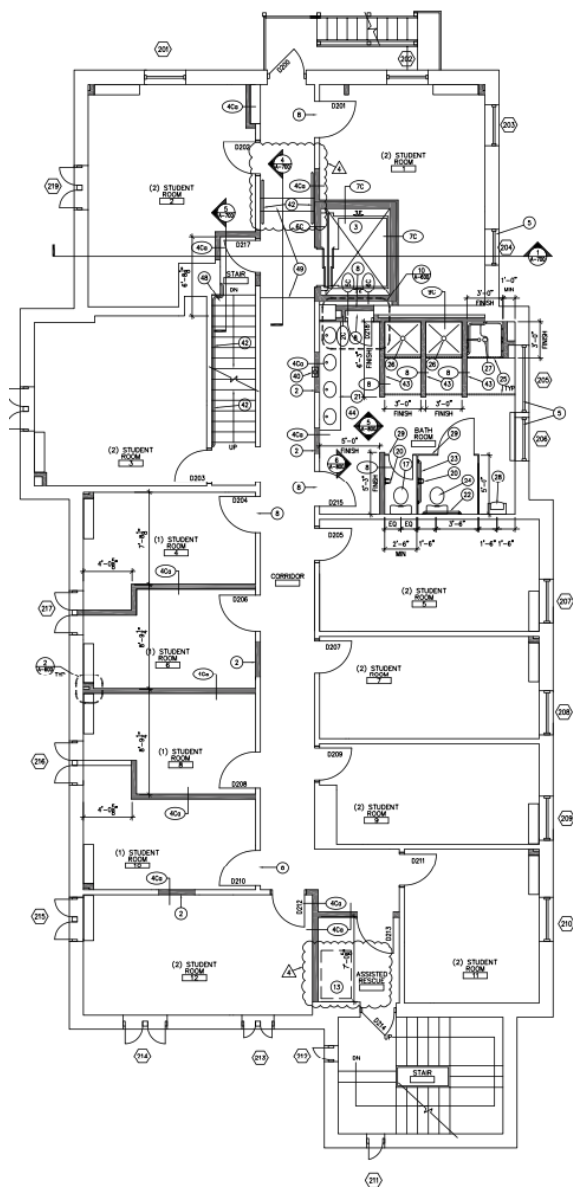


Kitchen

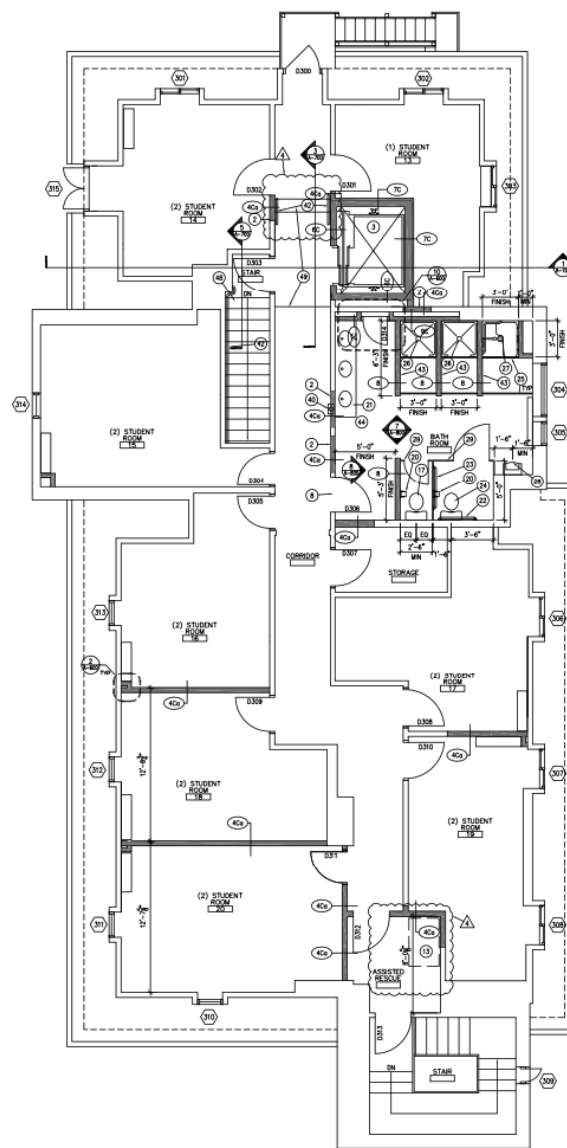
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1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 THIRD FLOOR PLAN
1/4" = 1'-0"

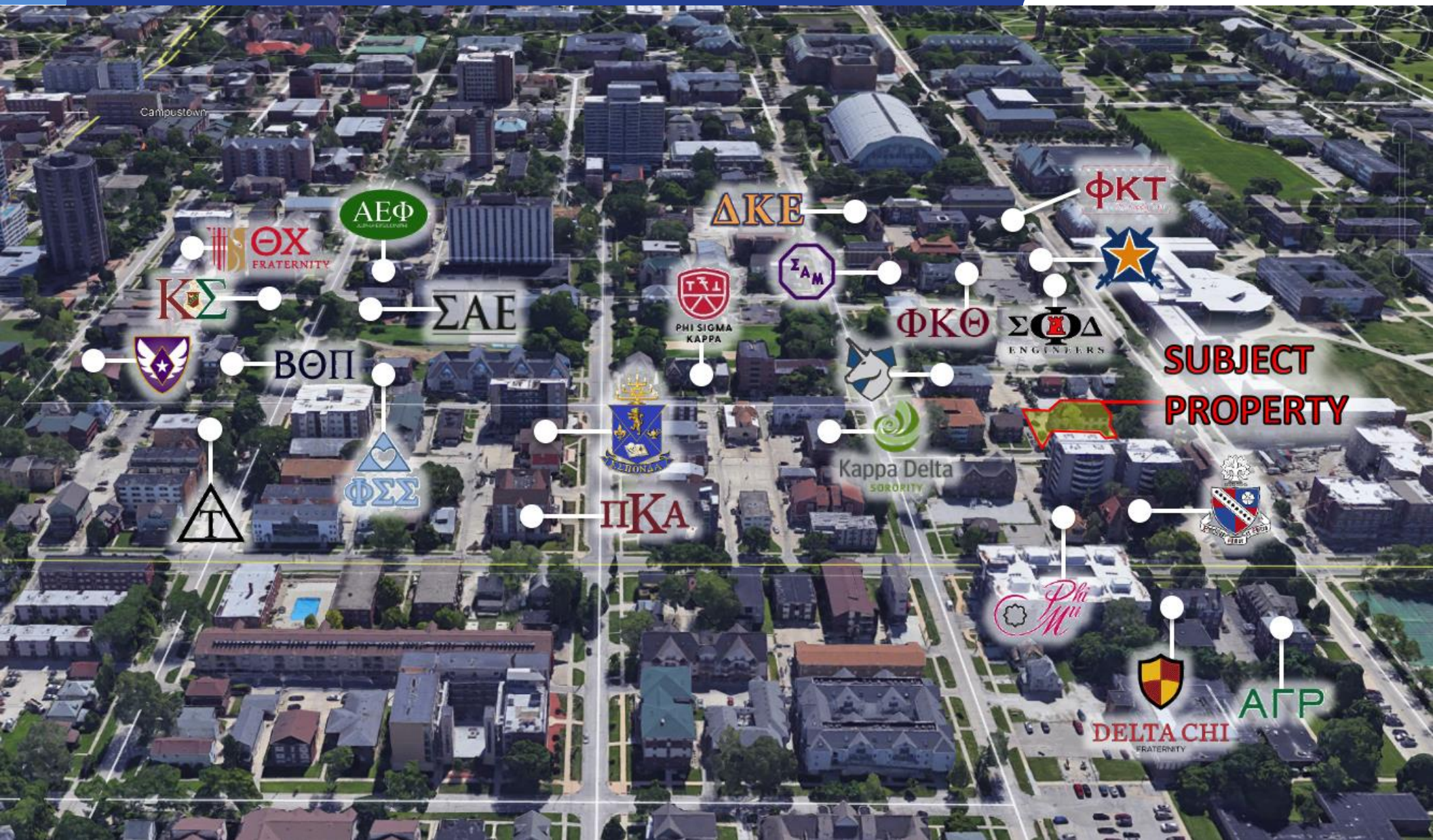
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CONTACT INFORMATION



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