

FULLY RENOVATED DOWNTOWN CHAMPAIGN OFFICE SPACE



PRESENTED BY:

JOSH MARKIEWICZ
217.403.3424
joshm@cbcdr.com

205 W Park Avenue, Champaign, IL

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

PROPERTY OVERVIEW

Available Space	1,515 – 11,109 SF
Lease Price	Varies NNN – See Floor Plans
Build-Out Level Included	Standard Office Finishes
Est. NNN Expenses	\$6.50/SF
Parking	Surface Lot (Free)
Year Built/Renovated	1961/2020
Zoning	CB2 – Central Business DT

Property Highlights

- **Great Downtown Location**
- **Major Remodel in 2020**
- **Customizable Floor Plans**
- **Free Surface Parking**
- **Close Proximity to West Side Park**

THE PROPERTY

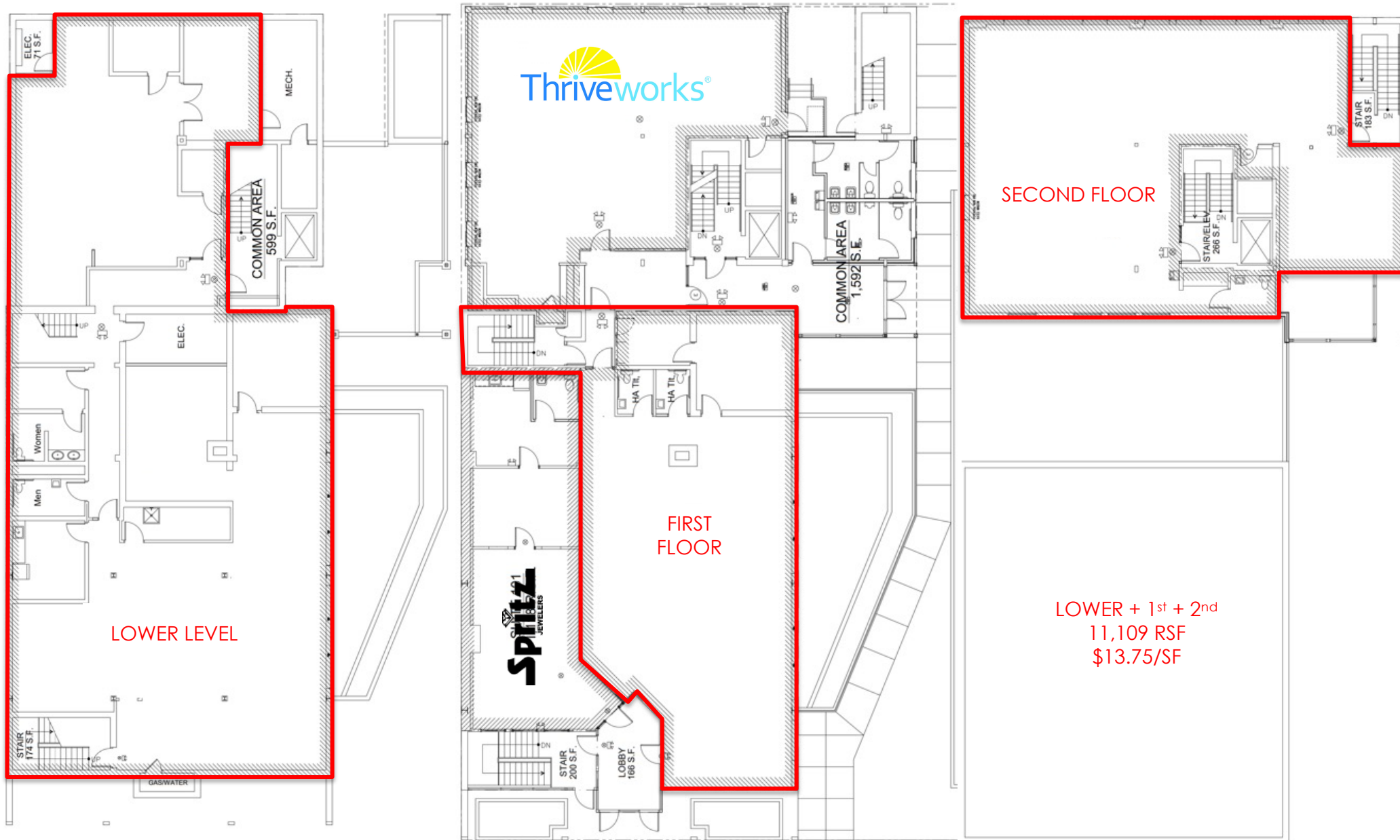
205 W Park Avenue is a 16,976 square foot building in downtown Champaign located at the southeast corner of Park Avenue and State Street and adjacent to the historic Virginia Theater. The building was built in 1961 and received a major renovation in 2020 and offers prospective tenants significant flexibility to meet their space needs. Office space can be provided as a vanilla-box or build-to-suit to meet any tenant's needs – current availability includes:

- Lower + 1st + 2nd : 11,109 RSF
- Lower Level + First Floor: 8,279 RSF
- First Floor + Second Floor: 5,172 RSF
- Lower Level: 1,515 RSF / 3,523 RSF / 5,759 SF
- First Floor: 2,342 RSF
- Second Floor: 2,830 RSF

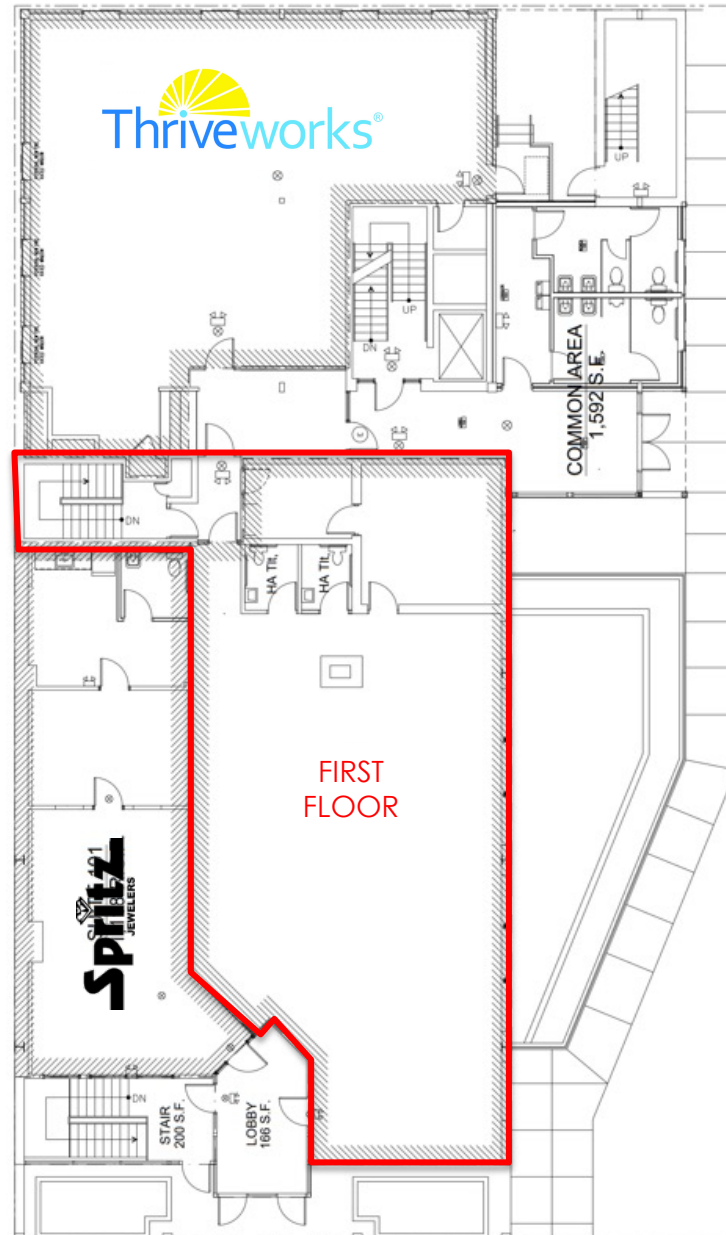
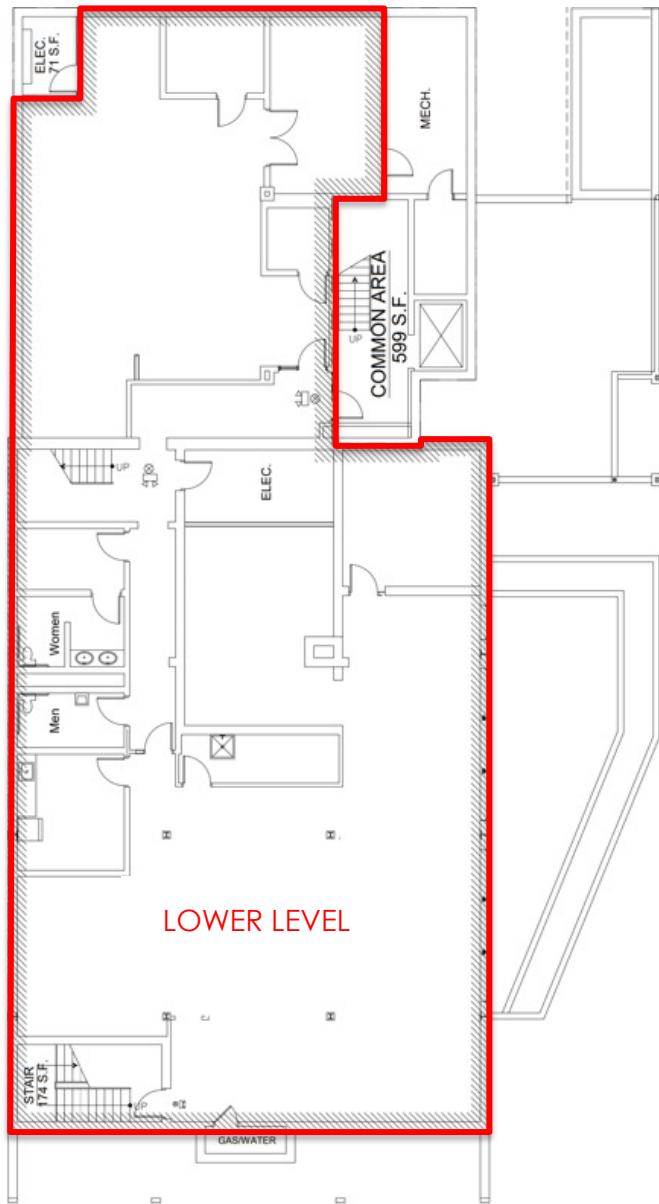
The quoted rental rates on the following pages include a tenant improvement allowance that will bring the space to standard office finishes and provide tenants with a turn-key opportunity and the ability to customize their space in order to meet each tenants' unique needs.

The property benefits from abundant, free surface parking adjacent to the building during business hours and is located just steps away from West Side Park, dozens of restaurants and eclectic shops in downtown Champaign. The building is also centrally located within the community and provides quick and easy access to Illinois Terminal, the University of Illinois and the broader Champaign-Urbana market.

LOWER + 1ST FLOOR + 2ND FLOOR OPTION

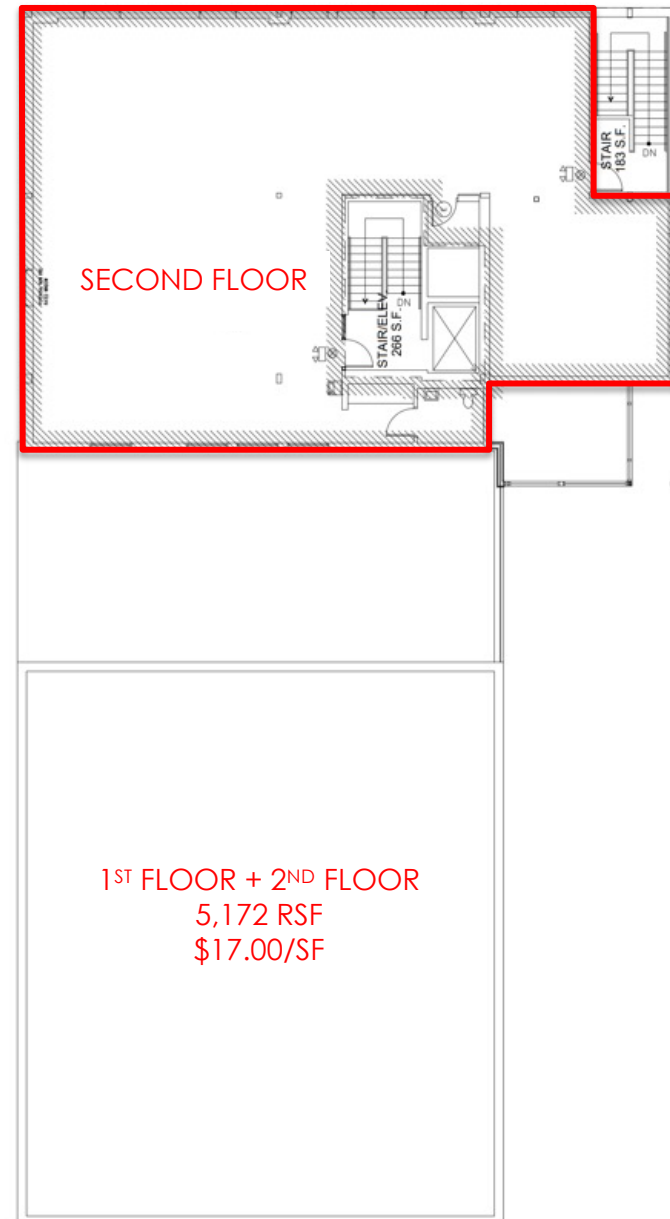
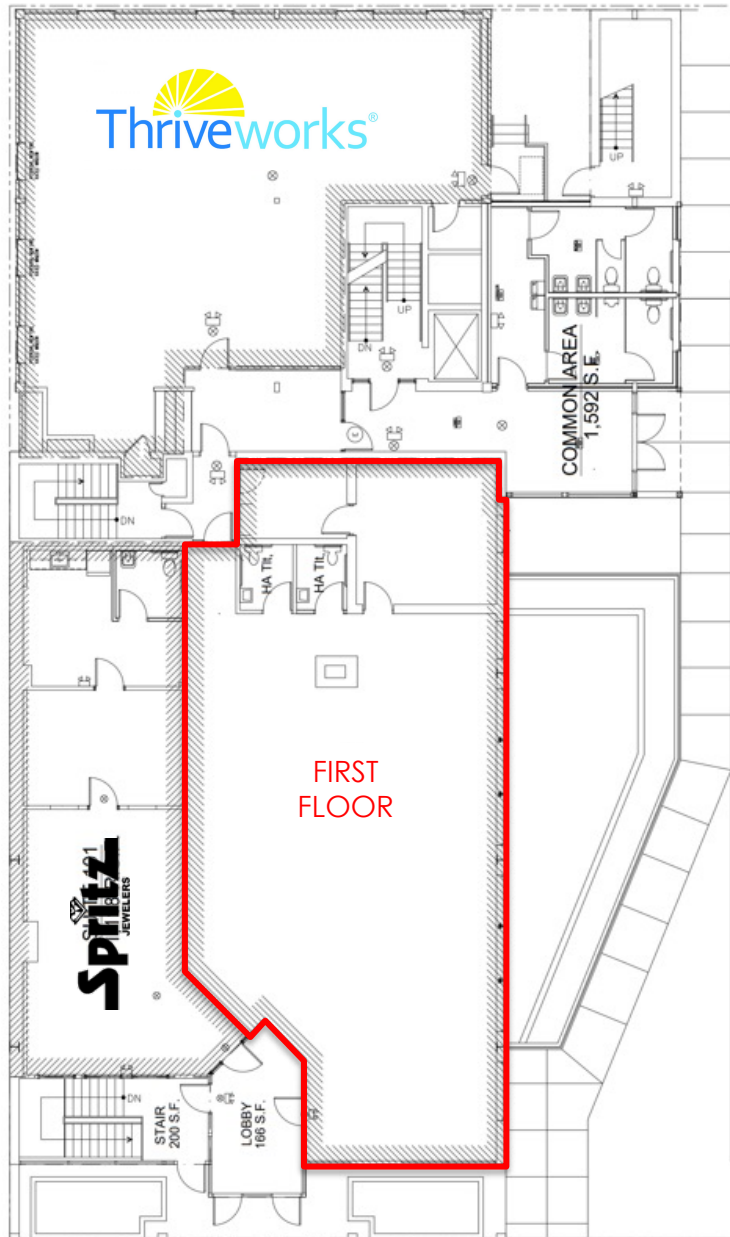


LOWER LEVEL + FIRST FLOOR OPTION

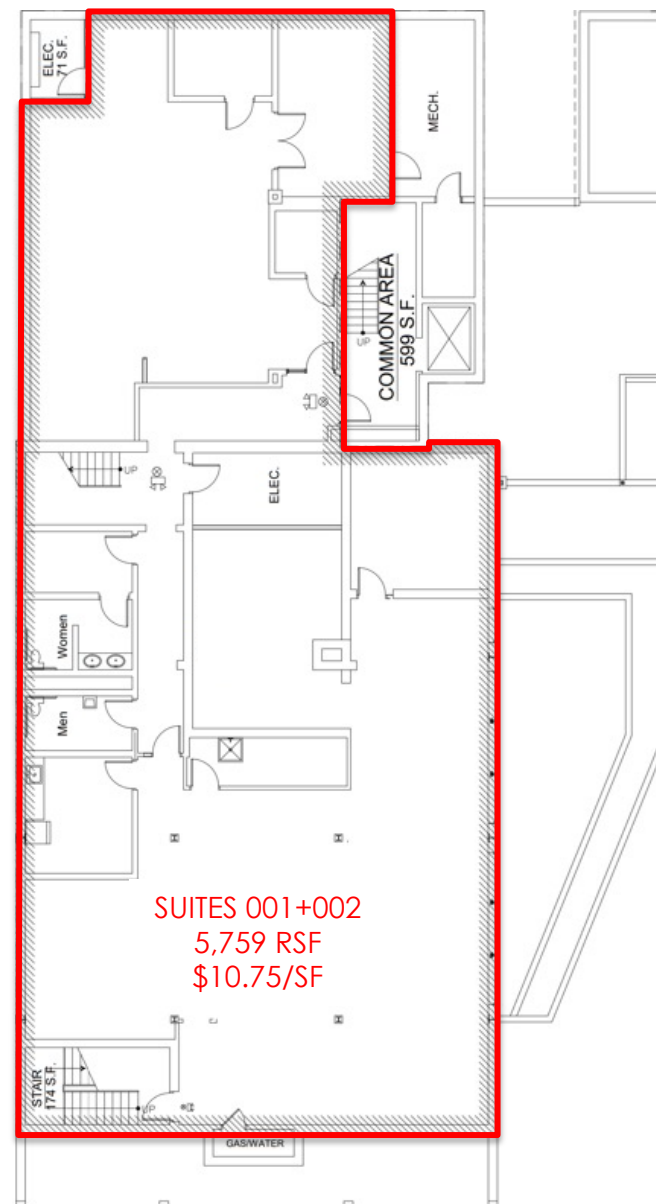
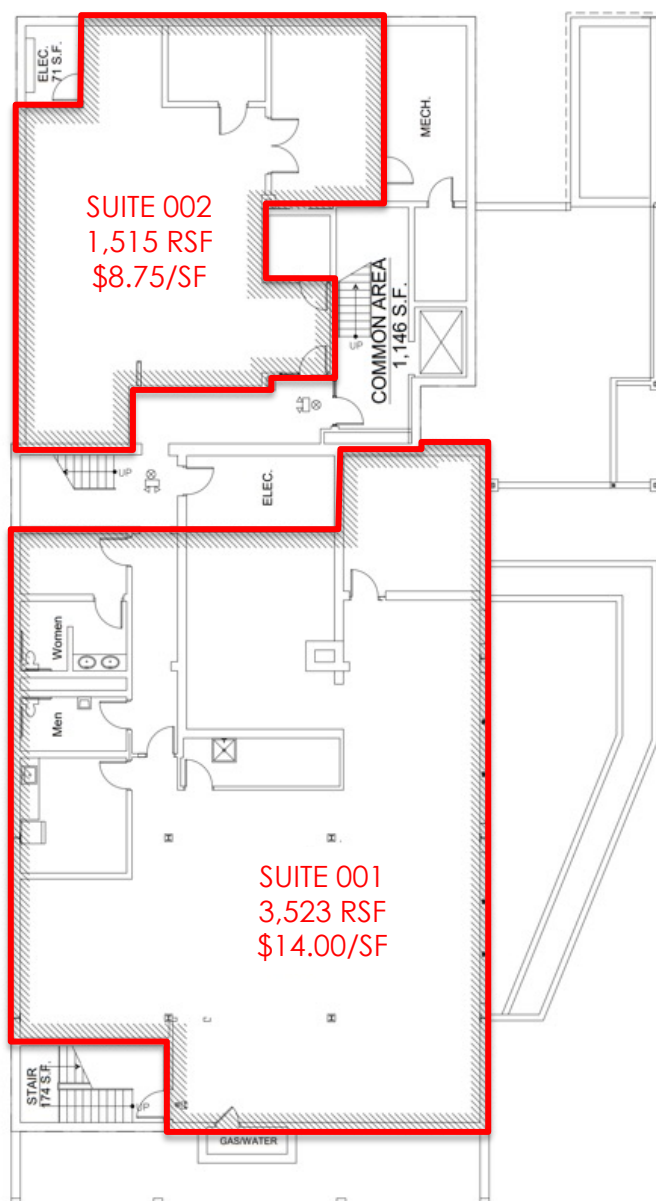


LOWER LEVEL + 1ST FLOOR
8,279 RSF
\$13.35/SF

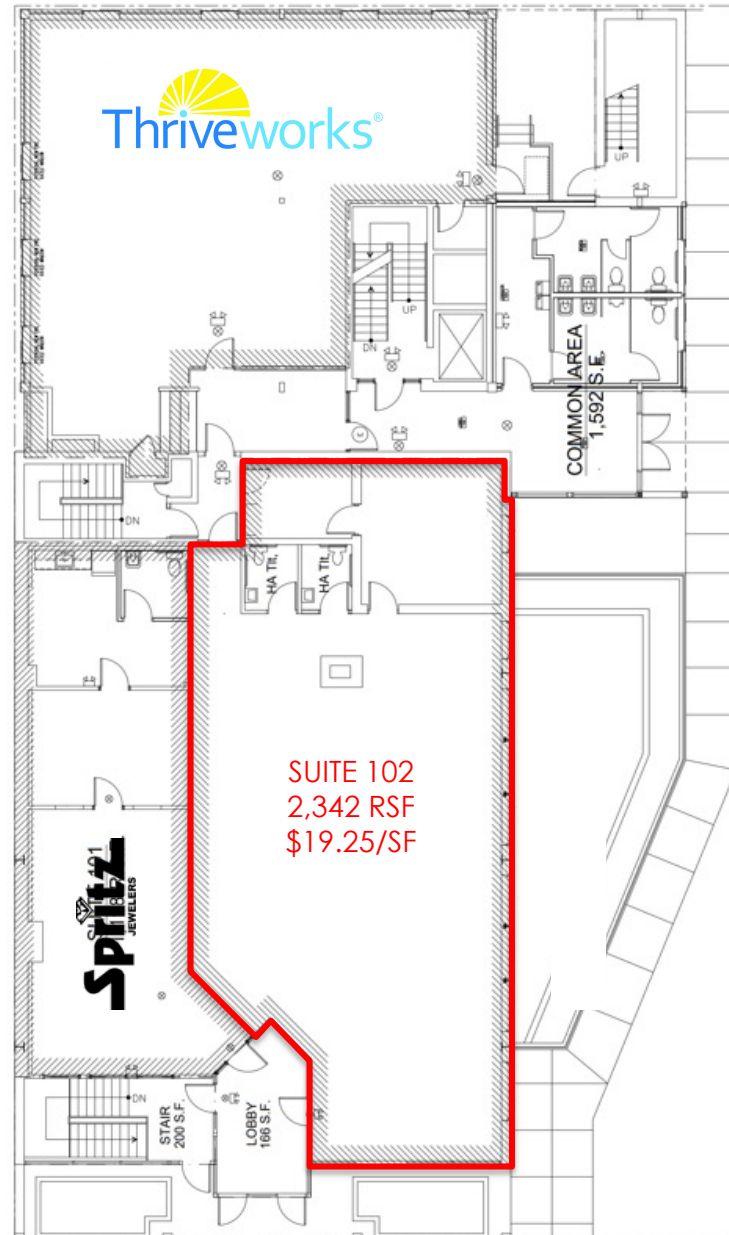
FIRST FLOOR + SECOND FLOOR OPTION



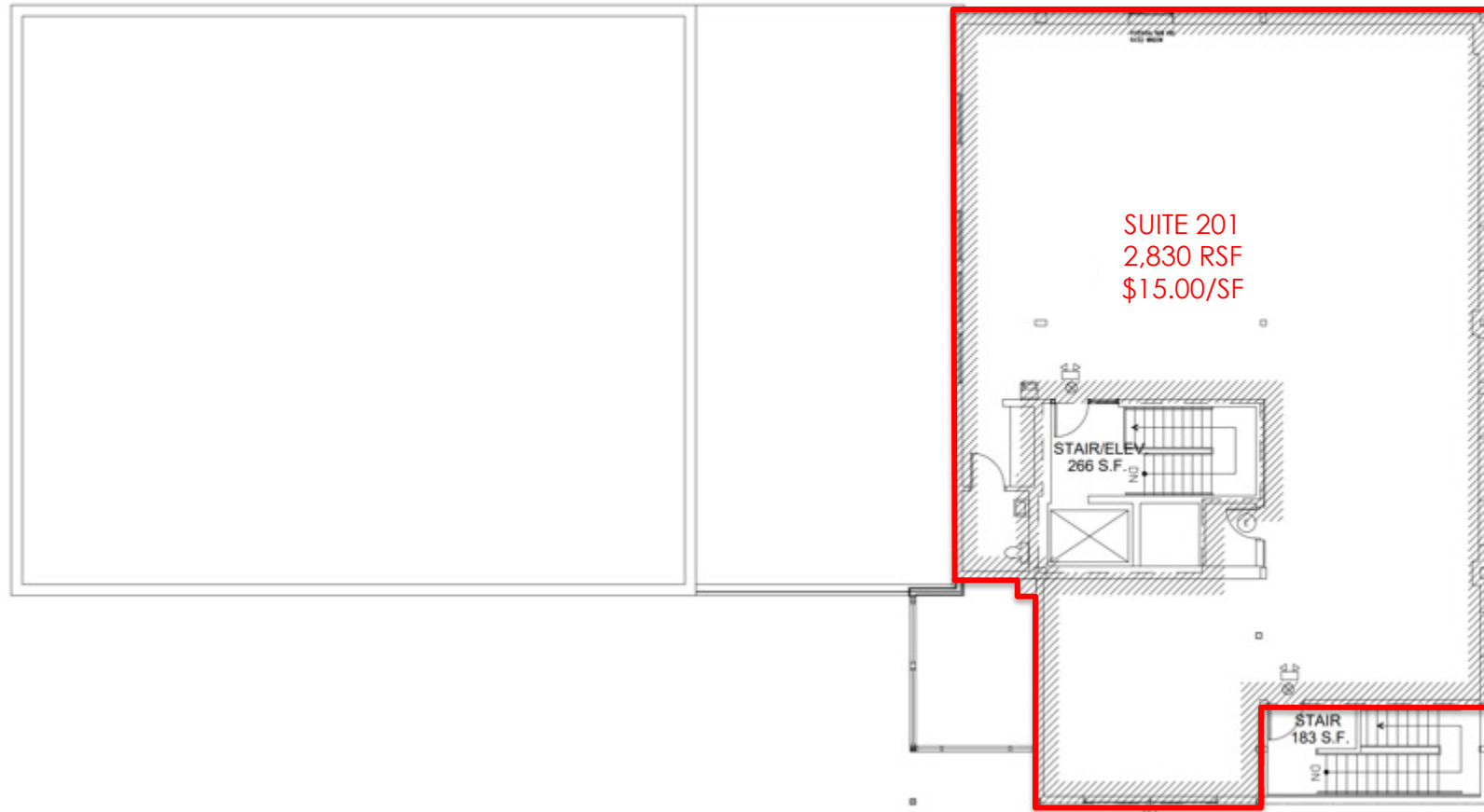
LOWER LEVEL OPTIONS



FIRST FLOOR OPTION (SUITE 102)



SECOND FLOOR OPTION (SUITE 201)



EXTERIOR BUILDING PICTURES



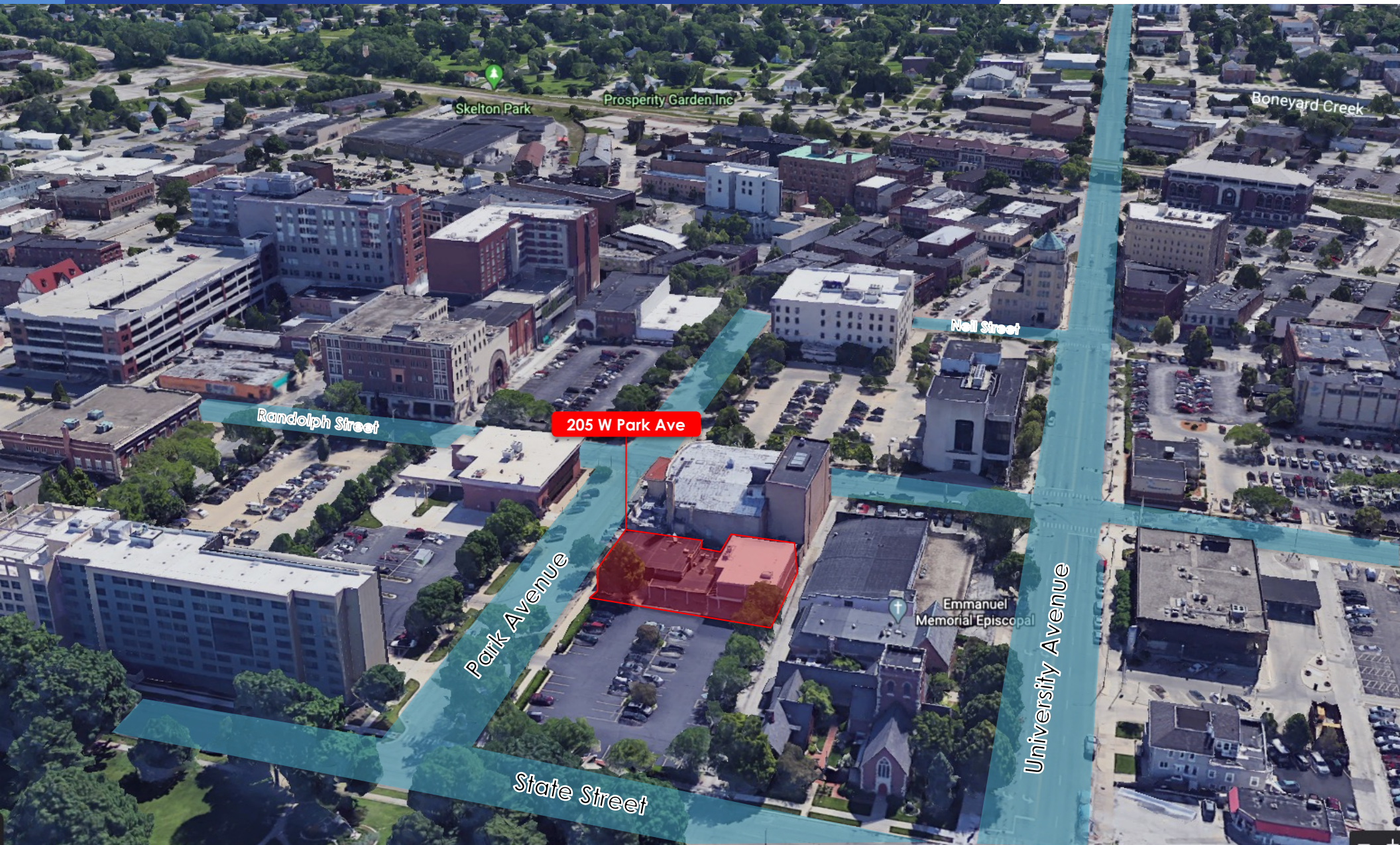
INTERIOR BUILDING PICTURES



Ready for Custom Build-Out



Ready for Custom Build-Out



AREA OVERVIEW

The city of Champaign is a vibrant community in central Illinois that is home to the state's flagship University – the University of Illinois at Urbana-Champaign. The City of Champaign lies 134 miles south of Chicago and is the tenth most populous city in the state of Illinois, and the fourth most populous city outside of Chicago metro. The city is also 126 miles west of Indianapolis, IN and 178 miles northeast of St. Louis, MO.

Champaign-Urbana has seen continued population growth year-after-year and grew nearly 9% between 2010 and 2017.

The area benefits from a strong healthcare industry and is served by Carle (7,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #11 public university in the nation and has nearly 50,000 students and 10,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.



CONTACT INFORMATION



Josh Markiewicz
217.403.3424
joshm@cbcdr.com

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. | 11th Floor
Champaign, IL 61820
217.352.7712

