



1206 S. Mattis Avenue,

Champaign, IL 61820

OFFICE

LEASE PRICE

\$14.00 / SF

AVAILABLE SPACE

2,500 SF

TAX PIN

44-20-15-432-015

LEASE TYPE

Absolute Gross

ZONING

CN

PROPERTY DESCRIPTION

1201 South Mattis is a multi-tenant retail/office building offering 2,500 SF of space currently built out as a former credit union. The available space includes three private offices, a conference room with drive thru capability. Ample storage included in the rear of the building and the suite has its own dedicated access and parking as well as tremendous exposure and signage capability. Ownership will consider improvement allowances for well-qualified prospects in order to meet flexible space requirements.

AREA DESCRIPTION

The subject property is adjacent to Durst Cycle on the west side of Mattis Avenue (23,000 VPD) in Champaign. This site is nearby to many well-known retail destinations such as Old Farm Shops and Round Barn Centre.



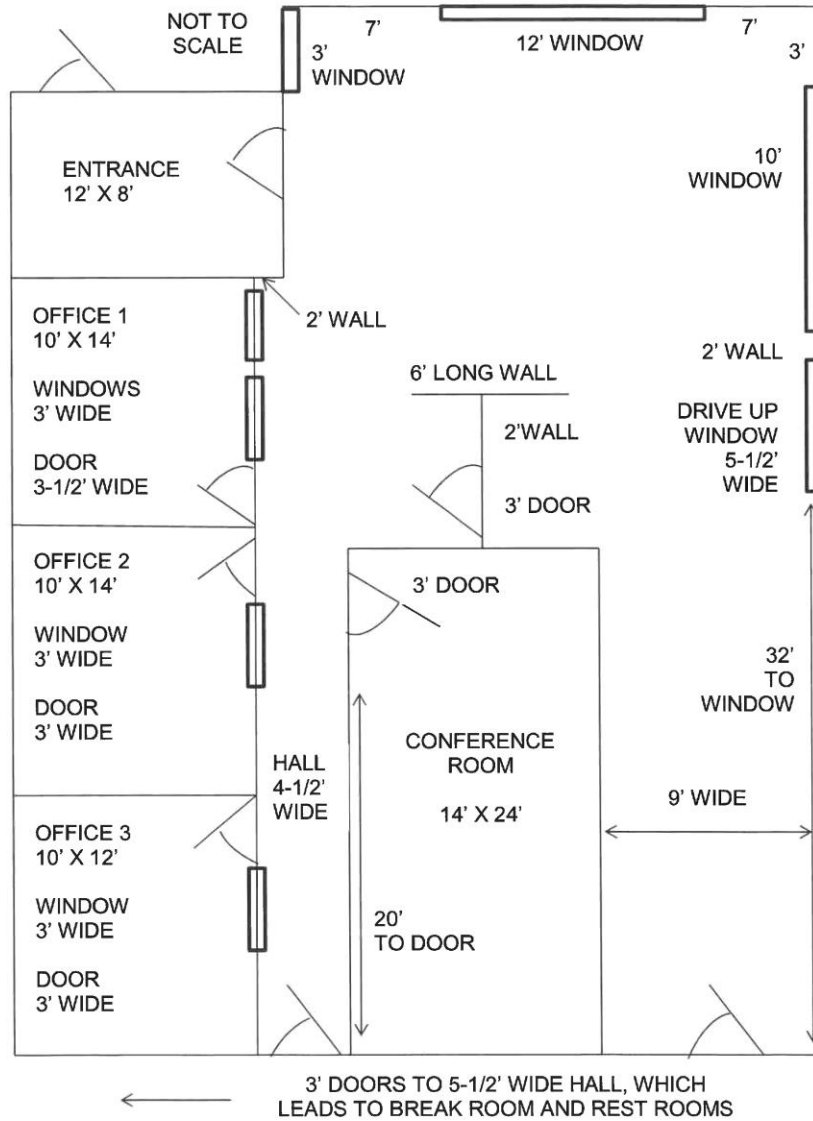
RICHARD HARRINGTON

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FLOOR PLAN

1201 S. MATTIS FLOOR PLAN
Approx. 2500 sq. ft.



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