



301 N Neil Street Suite 102,

Champaign, IL 61820

2,077 SF

OFFICE/RETAIL

LEASE PRICE

\$14.00 / SF

AVAILABLE SPACE

2,077

ZONING

CB2 – Central Business
Downtown

LEASE TYPE

NNN

BUILDING SIZE

230,000

TAX PIN

42-20-12-408-090

PROPERTY DESCRIPTION

M2 on Neil is a nine-story, 230,000 square foot class-A mixed use high rise building comprised of 5 floors of commercial space and 4 floors of luxury condos. The property features an energy efficient hydronic loop heating and cooling system, fiber internet to the building, and high-quality finishes throughout.

Suite 102 is available for sublease and located on the ground floor of the building, providing visibility and easy access to the suite. The suite is built out as an office and features a vestibule and entryway, open work environment, kitchenette, conference room, copy/print/storage area, and two restrooms.

Signage opportunities are available on the suite door, inside the vestibule and on the exterior of the building. Plentiful permit and hourly parking is available adjacent to the building in the City of Champaign owned parking garage and surface lot.



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AERIAL



AREA DESCRIPTION

Located just steps away from dozens of restaurants and eclectic shops, M2 on Neil sits in the middle of the excitement and action of downtown Champaign. The walkability of downtown Champaign makes it a popular gathering place for locals and enhances the areas attractiveness and sustainability. The building's prime location just one-mile from Interstate 74 adds convenience, while its close proximity to the University of Illinois provides additional exposure to University related traffic for sporting, entertainment and cultural events. The property is located less than a 1/2 mile from the train station and bus terminal, adding to its accessibility.



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