



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WHITELINE - RETAIL FOR LEASE

\$16.00 / SF / Gross



FOR LEASE

723 S. Neil Street

Champaign, IL 61820

OFFICE

RETAIL

LEASE PRICE

\$12.00 / SF / NNN

AVAILABLE SPACE

Suite 101: 5,600 SF

Suite 102: 1,884 SF

BUILDING SIZE

25,000 SF

ZONING

CG

HIGHLIGHTS

- Great Location on Neil St.
- Former Restaurant Space
- Move-In Ready

PROPERTY DESCRIPTION

Whiteline Market is the former home of White Line Laundry and JBJ Fine Gift and is a 25,000 SF mixed use building that includes a combination of Retail, Restaurant, and Office on the first floor and high-end residential apartments on the second floor. Currently, there are two suites available for lease.

Suite 101 is a 5,600 SF former Mexican restaurant. The space consists of bar area (900 SF), open seating areas (900 SF), another open seating area with skylights and full height windows (1,300 SF), 2 interior restrooms, 18' hood vent, Prep area (200 SF), Expo/Server area (270 SF), dish (120 SF), Walk-in Cooler/Freezer (100 SF (11' x 9') & 45 SF (5' x 9')), managers office, storage area, large outdoor patio seating area, and some equipment included.

Suite 102 is an 1,884 SF suite in the Southeast corner of the building formally occupied by a mortgage lender. It is comprised of 5 offices, open areas, and common area restrooms right outside the back door. These offices could be opened up for larger work areas.

AREA DESCRIPTION

Property is located along south Neil Street, Route 45, in the Whiteline building. It is centrally located in Champaign. The University of Illinois campus is located to the east.



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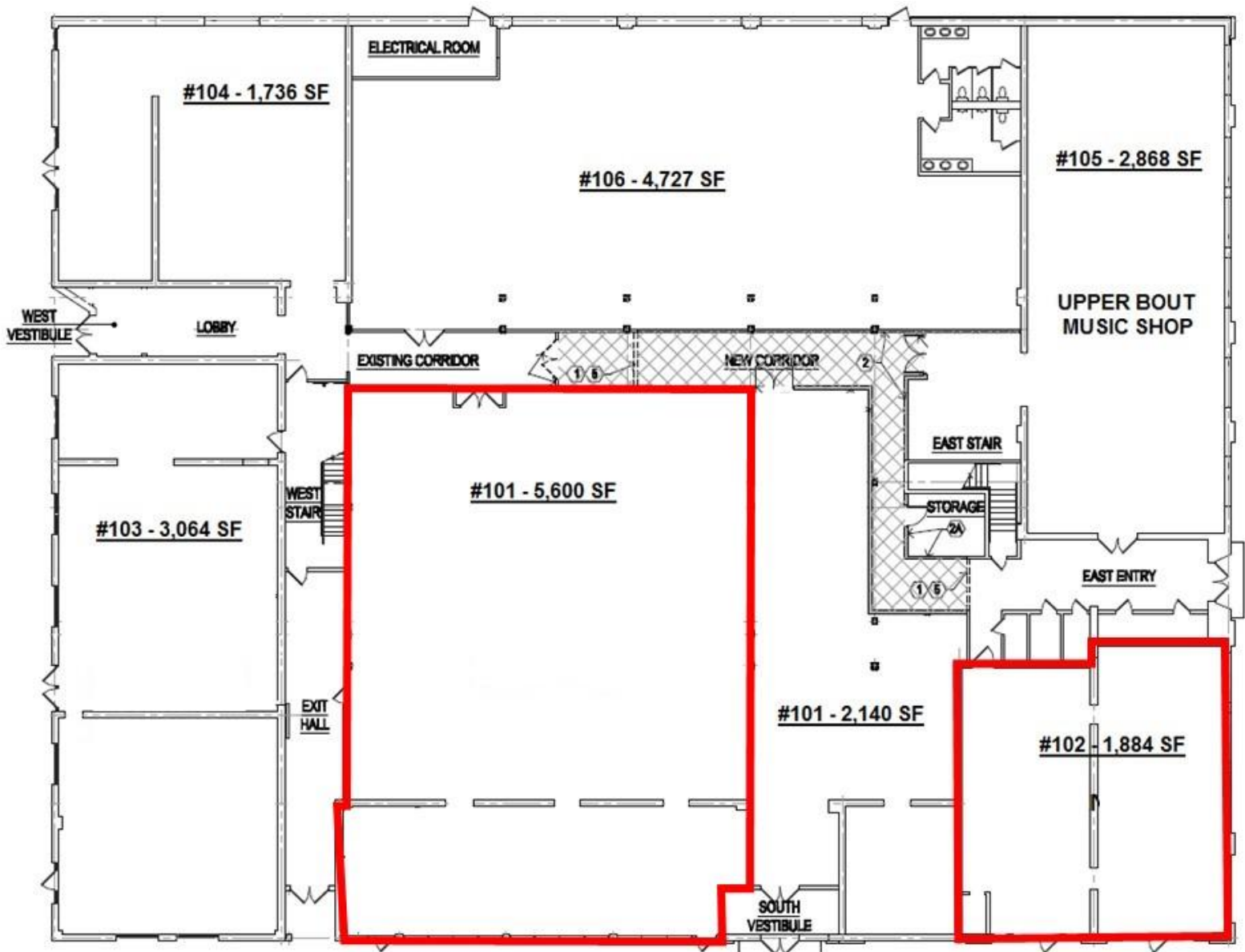
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BUILDING PLAN



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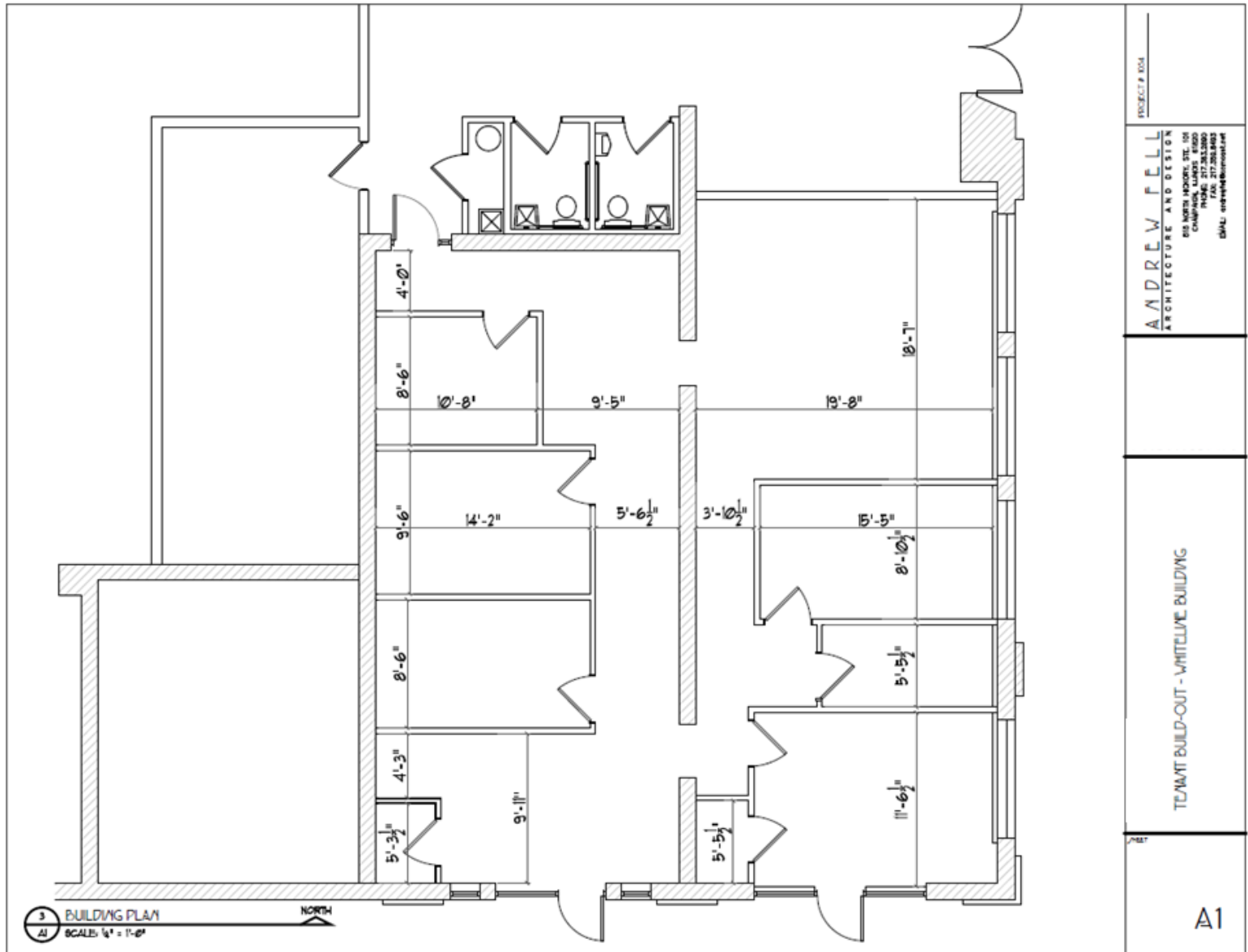
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FLOOR PLAN – Suite 102



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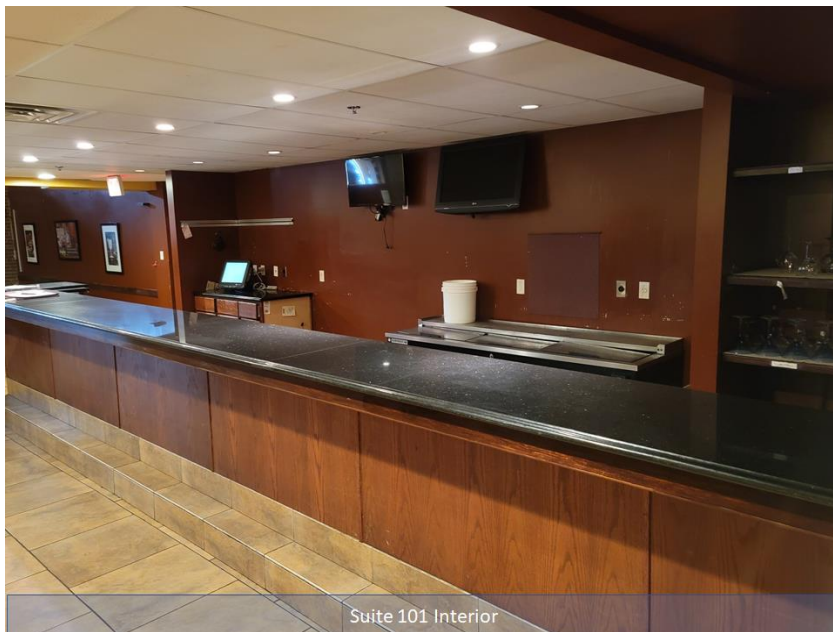
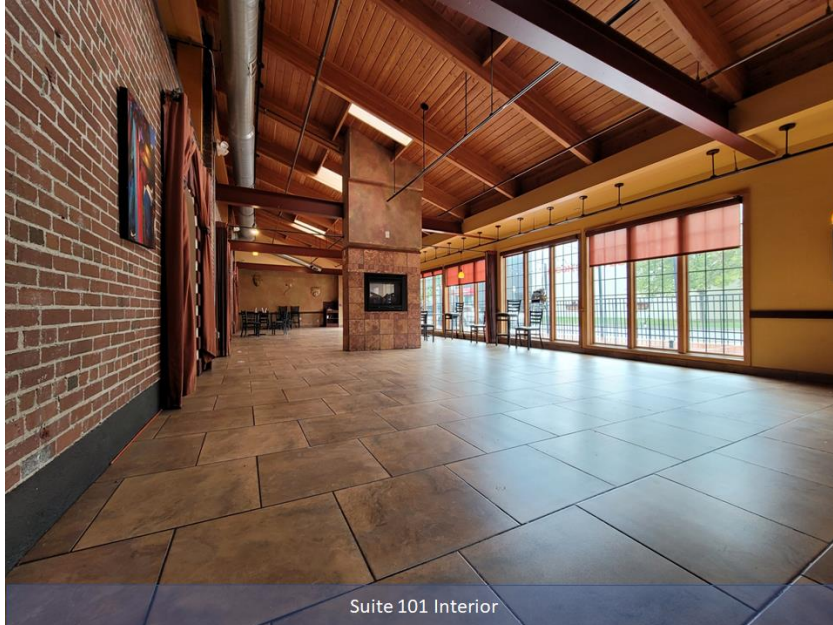
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PICTURES



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