



22 E SPRINGFIELD AVENUE,

Champaign, IL 61820

9,800 SF

OFFICE

LEASE PRICE

\$12.00 / SF

LEASE TYPE

GROSS

TAX PIN

42-20-120-489-009

AVAILABLE SF

9,800 SF

YEAR BUILT

1958

ZONING

CB1 – CENTRAL BUSINESS
URBAN FRINGE

PROPERTY DESCRIPTION

Springfield Center is a 37,000 SF property with retail, office and storage space. The 2nd floor has 9,800 SF available and can be fully built-out for qualified tenants. The entrance on the north includes a dock with double doors. The suite can also be accessed on the south side from a 1st floor stairwell. The building provides a variety of convenient parking options: on-site surface parking, a surface parking lot just north of property and street parking.

AREA DESCRIPTION

The subject property is ideally located along Springfield Avenue in Midtown, which serves as a gateway between Campustown at the University of Illinois Urbana-Champaign and downtown Champaign. The property sits between S. Neil Street and 1st Street and in close proximity to the proposed \$250 million development known as The Yards, which could add a U of I sports arena, hotel, restaurants, retail, apartments and convention center to the area.



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AERIAL



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