

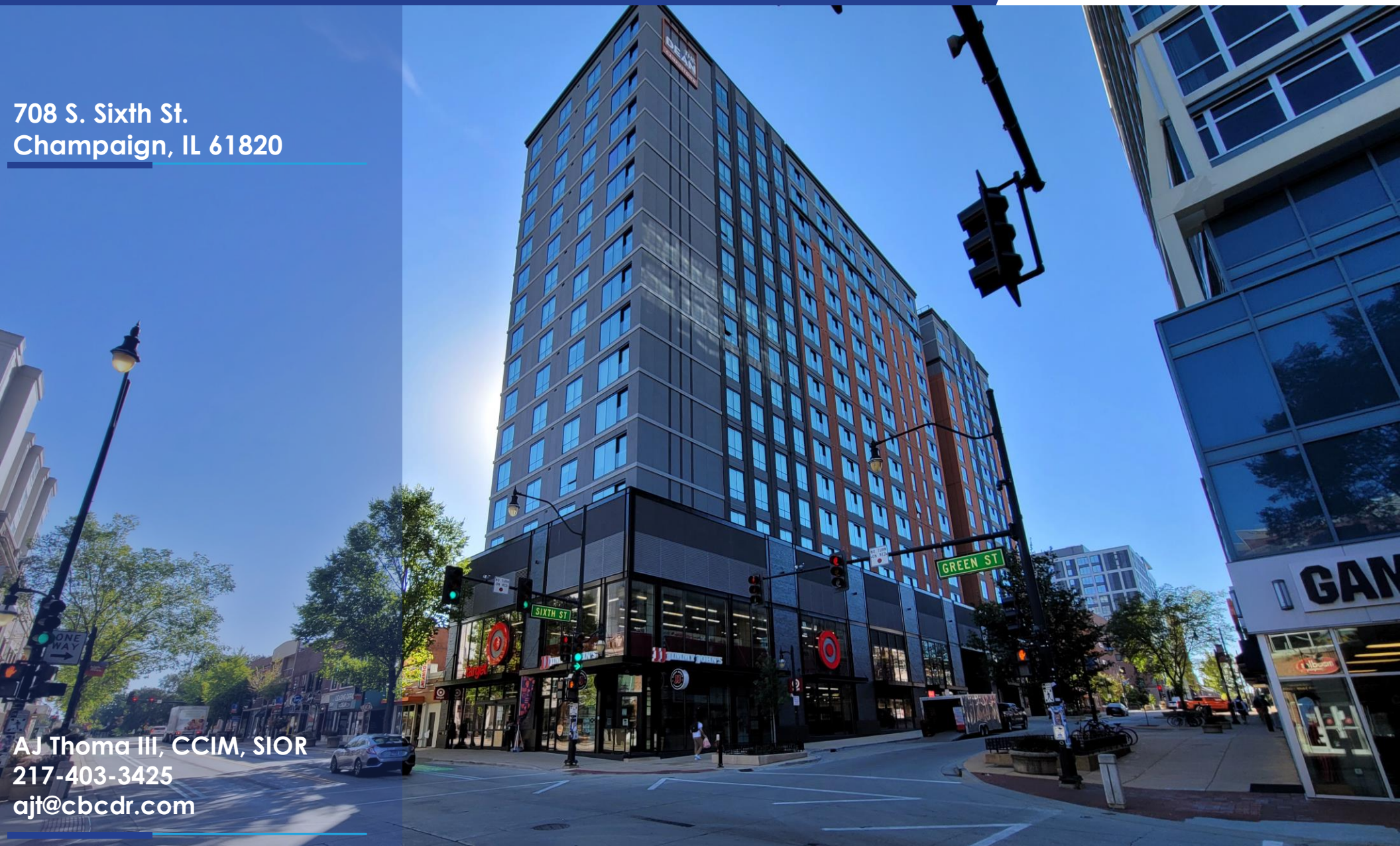
The DEAN – Retail Space



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

**708 S. Sixth St.
Champaign, IL 61820**



**AJ Thoma III, CCIM, SIOR
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The DEAN – Retail Space

Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease the last Retail space available at The DEAN located in the heart of the University of Illinois Campus in Urbana-Champaign. This class A mixed use campus development was constructed from 2019 – 2021 and features 240,416 SF of Retail and Upscale Student Apartments. The DEAN features 378 units which are comprised of: 182 Studios; 42 one bedroom; 84 two bedrooms; 70 four bedrooms. Of the 20,420 SF of retail space, Target has opened a 17,464 SF mini store and Jimmy Johns has a 1,172 SF corporate store on the corner of Green & Sixth Streets. The last vacancy is 1,784 SF and is located along Sixth Street next to the complex's leasing office. Currently the space is a cold dark shell however TI is available for well qualified tenants.

The DEAN is located in the heart of UIUC's campus at the southeast corner of Green & Sixth Streets. The development is surrounded by International, National, Regional, and Local retailers and restaurants. UIUC's record enrollment of 8,303 freshman brings the total enrollment at in Urbana-Champaign to 56,299.

OVERVIEW

Address	708 S. Sixth St Champaign, IL
Lease Price	\$30.00/SF NNN
Available Space	1,784 SF
Building Size	240,416 SF
Zoning	CB3 : Central Business Campus
Estimated NNN:	\$11.81/SF-2021



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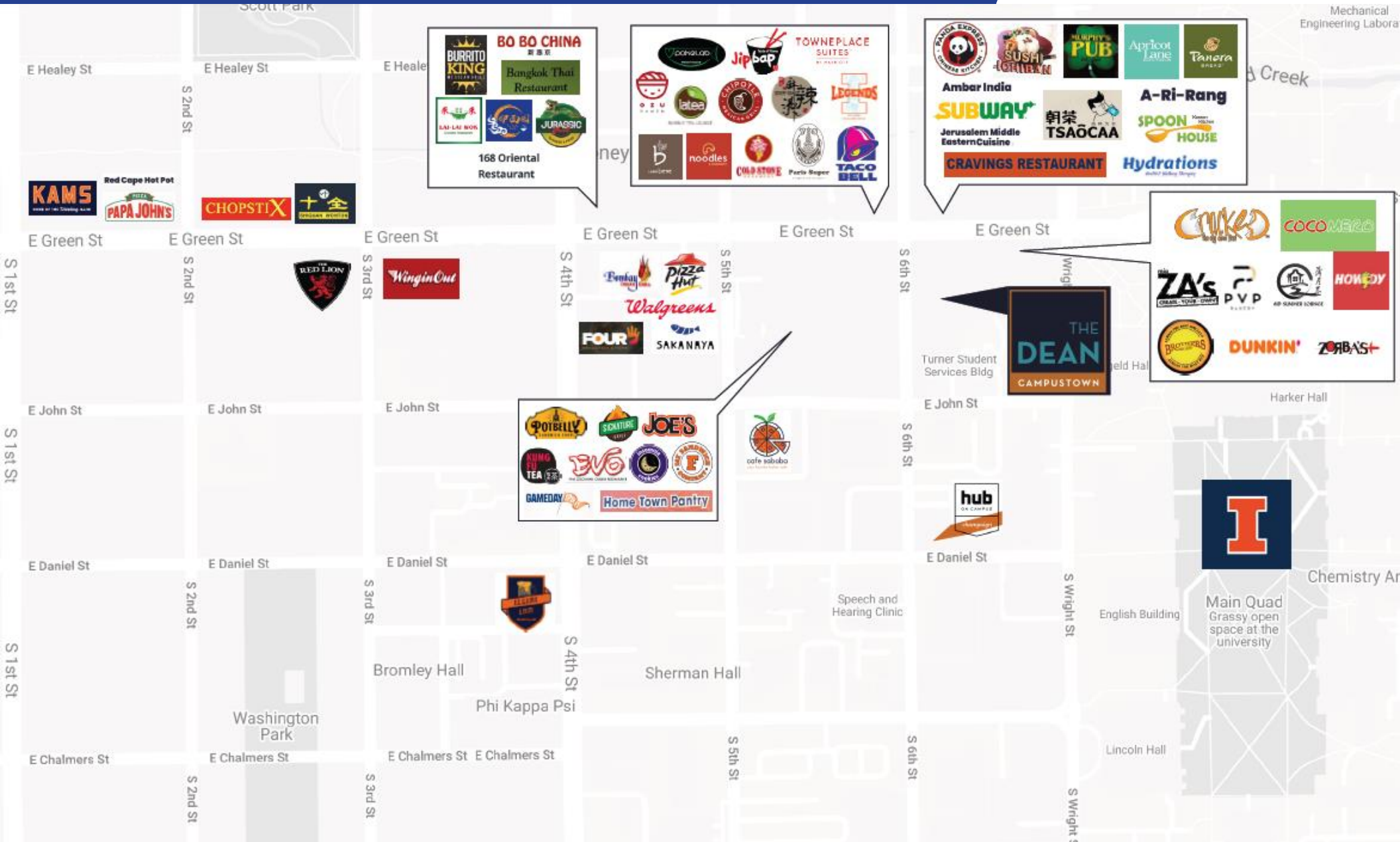


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CONTACT INFORMATION



DEVONSHIRE REALTY

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