

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**1 E. Main Street
Suites 103, 107, 250
Champaign, IL 61820**

3,034 – 5,917 SF
Downtown Restaurant,
Retail & Office Building for
Lease

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
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OVERVIEW



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PROPERTY OVERVIEW

One Main Plaza is a 5-story mixed-use property that was completed in 2004 and showcases 25,000 square feet of retail space on the ground floor, 54,000 square feet of office space on the 2nd and 3rd floors and 23 condos on the upper levels.

Suite 103: 5,917 SF of prime, ground floor space along Neil Street. Built-out as a restaurant with a large kitchen (12' & 14' hood vent and walk-in cooler/freezer), bar area, large dining area, and availability for outdoor dining/patio area. \$25.00/SF NNN.

Suite 107: 3,034 SF of ground floor restaurant space located at the corner of Main Street and Fremont Street. Space has a 12' hood vent, walk-in cooler/freezer, dry-storage, and prep area. \$5,000/month/Gross.

Suite 250: 4,350 SF of 2nd floor office space with 4 private offices, large conference room, open work area, reception, server room, private balcony space, and access to common restrooms and kitchen. \$7,000/month/Gross.

Estimated NNN expenses of \$8.50/SF.

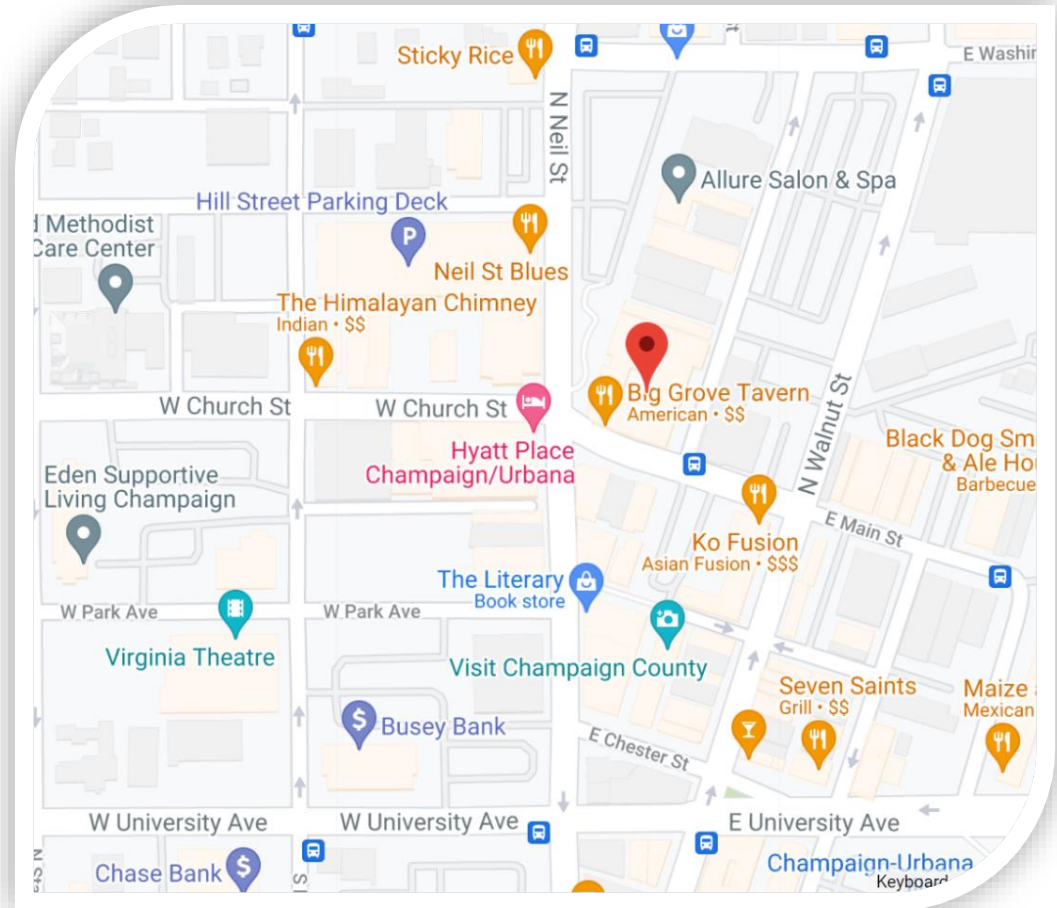
PROPERTY INFORMATION

ADDRESS	1 Main Street, Champaign, IL 61820
LEASE PRICE	See Price Sheet
ESTIMATED NNN EXPENSES	\$8.50 / SF
AVAILABLE SPACE	3,034 – 5,917 SF
BUILDING CLASS	A
ZONING	Commercial Business
YEAR BUILT	2004
PARKING	None



AREA OVERVIEW

Located just steps away from dozens of restaurants and eclectic shops, One Main Plaza sits in the middle of the excitement and action, and offers a big city feel with small town charm. The local music scene, outdoor dining venues and numerous downtown summer festivals add to the buzz and popularity. The walkability of downtown Champaign makes it a popular gathering place for locals and enhances the areas attractiveness and sustainability.

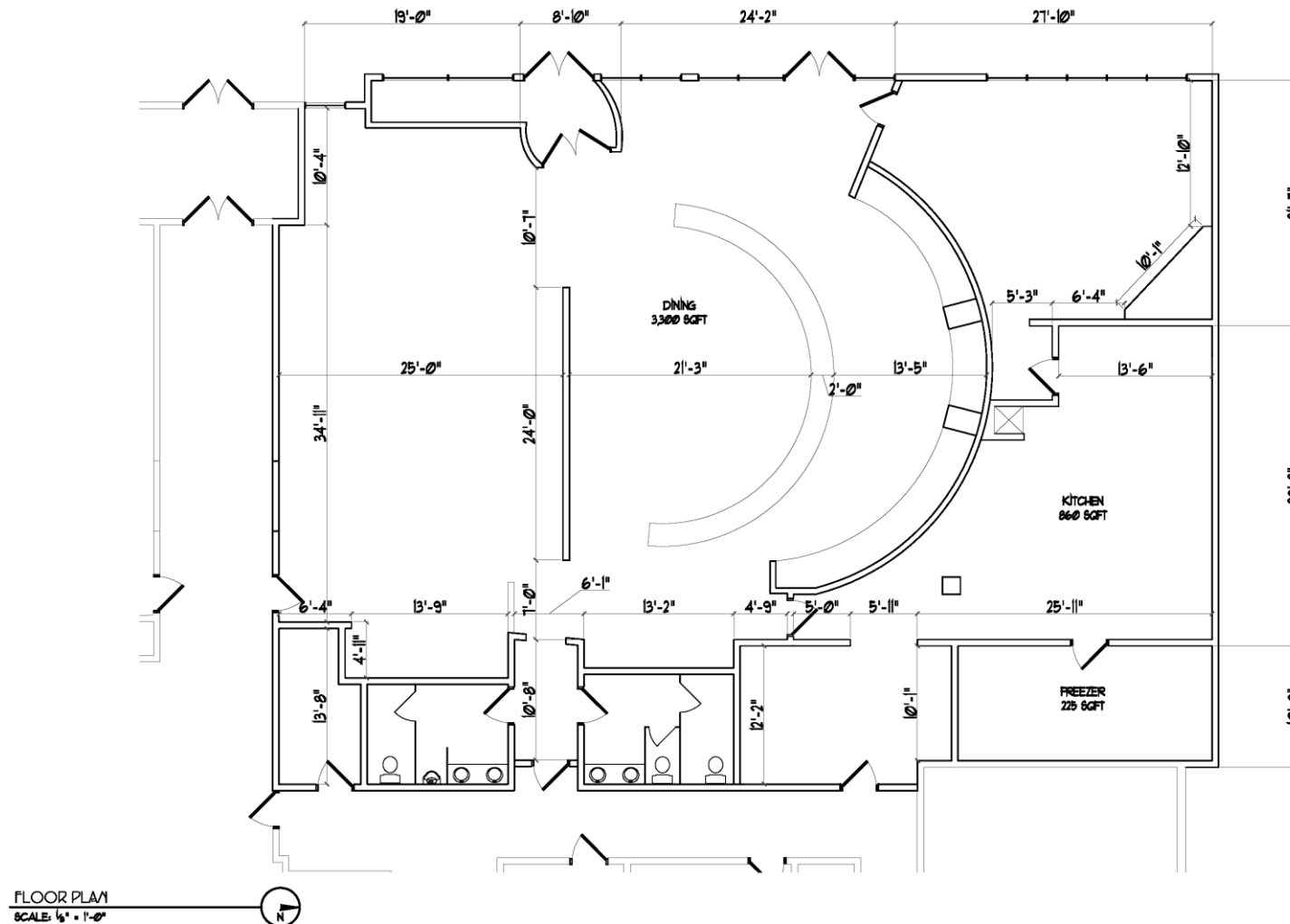


FLOOR PLAN



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Suite 103

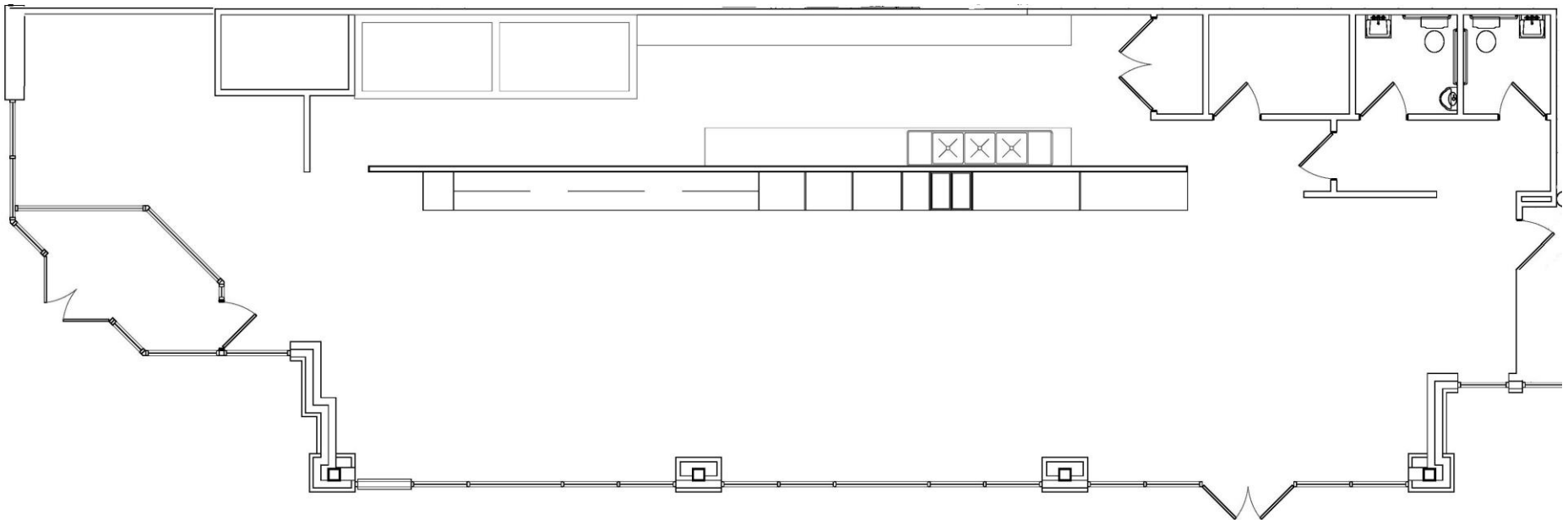


FLOOR PLAN



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Suite 107

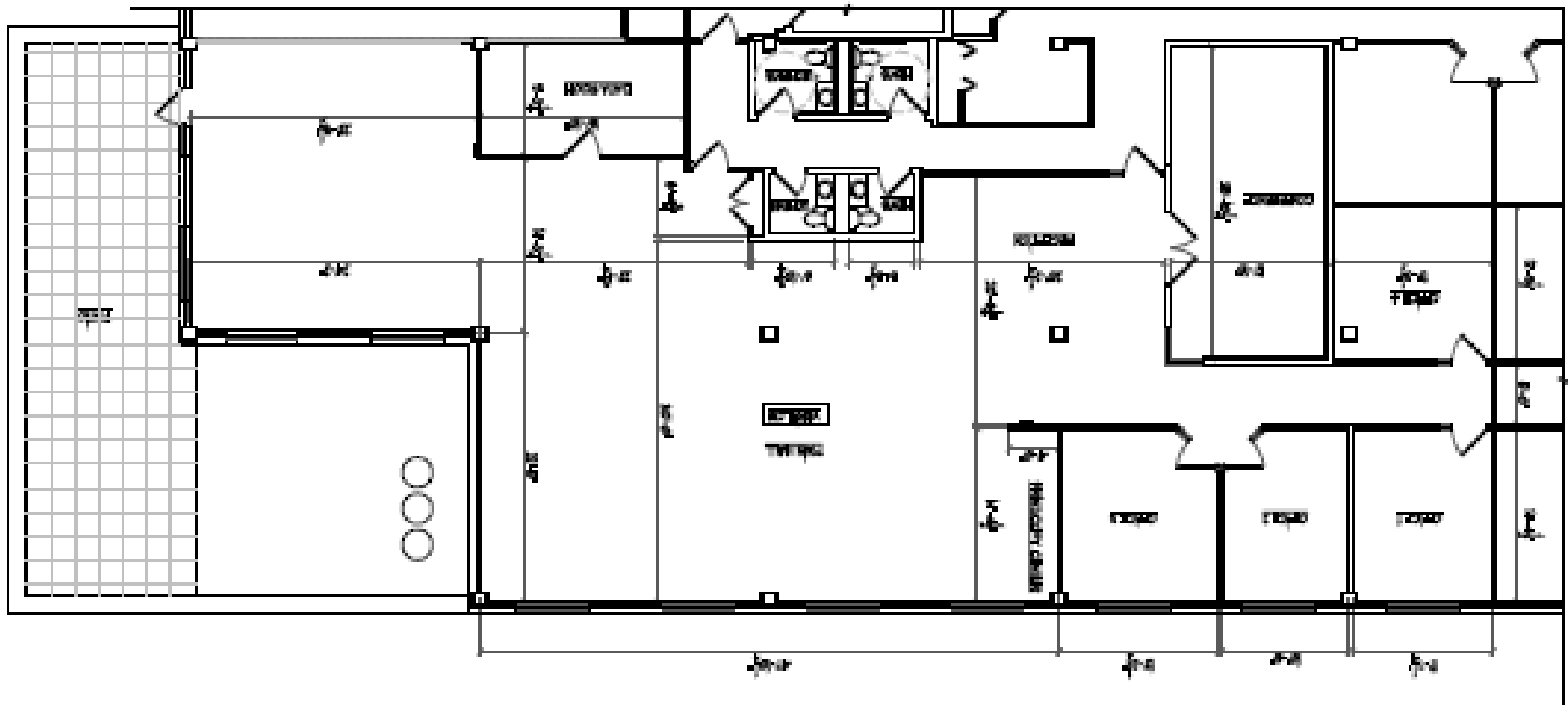


FLOOR PLAN



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Suite 250



SUITES



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Suite 103



Suite 107



Suite 250

CONTACT



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PROPERTY HIGHLIGHT

Located in the Heart of Downtown Champaign