

# FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1 E. Main Street  
Suite 103  
Champaign, IL 61820**

**5,917 SF Downtown  
Restaurant, Retail & Office  
Building for Lease**

**ZACH WETHERELL, CCIM**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor, Champaign, IL 61820  
217-352-7712

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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.

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	5,917 SF
BUILDING CLASS	A
ZONING	Commercial Business
YEAR BUILT	2004
PARKING	None



**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**

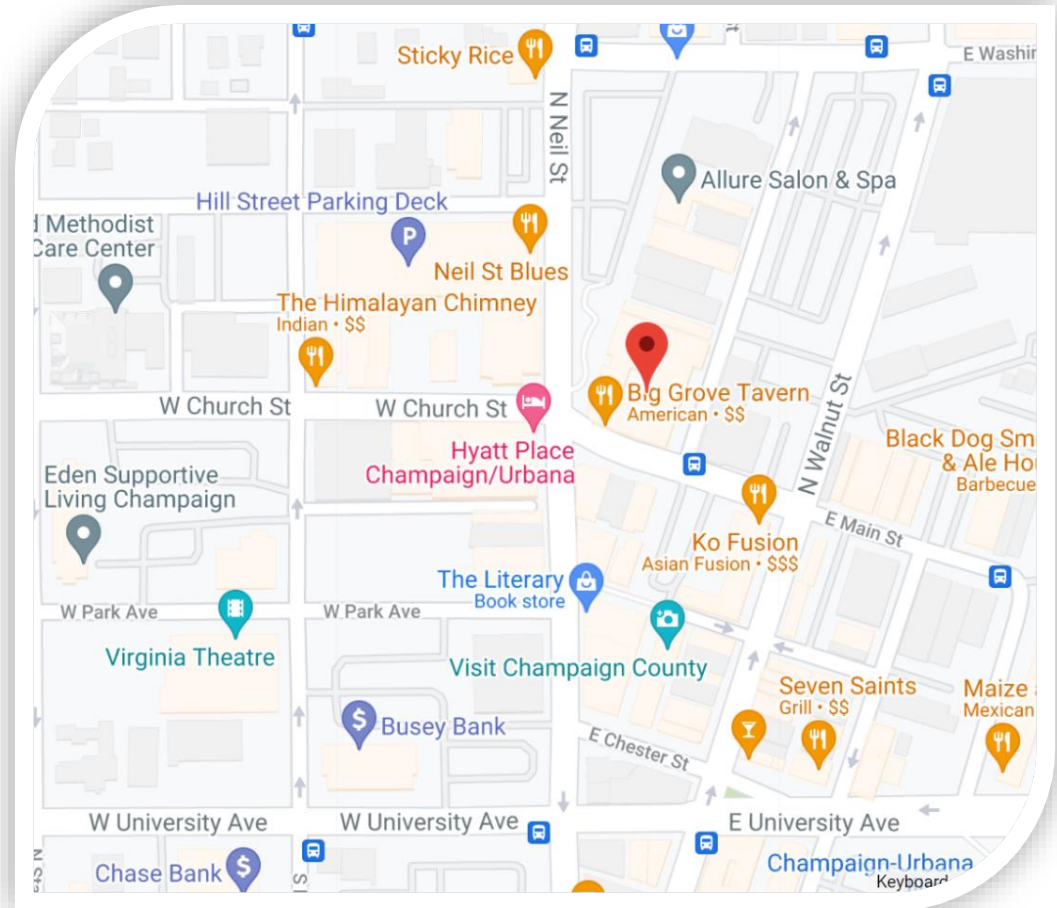
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## AREA OVERVIEW

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.

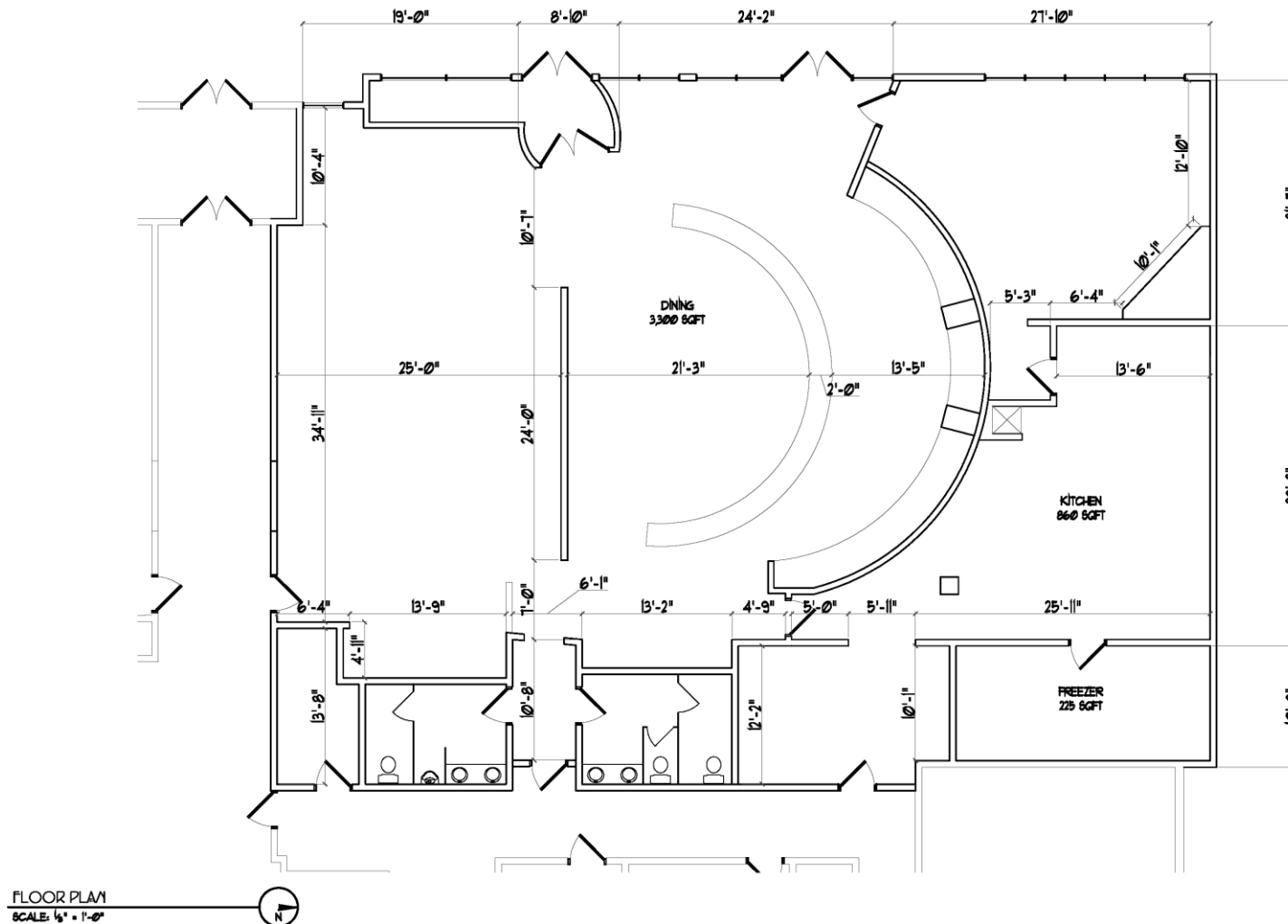


# FLOOR PLAN



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## Suite 103



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# SUITES



**COLDWELL BANKER  
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## Suite 103





# CONTACT



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## PROPERTY HIGHLIGHT

Located in the Heart of Downtown Champaign

## CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor  
Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)

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