



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## OFFICE SPACES DOWNTOWN CHAMPAIGN

**FOR LEASE**



### 100 N. Chestnut Street

Champaign, IL 61820

192-550 SF

OFFICE

#### OFFICE LEASE PRICE

\$375-\$1,000/ month

#### YEAR BUILT

1924

#### ZONING

CB2

#### PARKING

Available for rent in private lot

#### AVAILABLE SPACE

192-550 SF

#### # OF STORIES

3

#### TAX PIN

42-20-12-443-007

#### PROPERTY DESCRIPTION

Landlord will work with tenant to provide specific fit up updates, or needs or requirements, or tenant can take suite "as-is". Building has elevator and common male and female bathrooms.

#### Office Spaces Available:

**Suite 215:** \$375/ Month – 192 SF

**Suite 217:** \$375/ Month – 192 SF

**Suite 243:** \$1,000/ Month Tenant is Month-to-Month and will vacate with 60 day notice – 550 SF

**Suite 305:** \$425/Month – 240 SF

\*All office spaces are gross leases, including heat and electrical.

#### AREA DESCRIPTION

In the heart of busy downtown Champaign's Historical District - many nearby restaurants and retail businesses in the same one block area. Mad Goat Coffee, Kessler Optical, Maize, Black Dog, Jupiter's, Pour Brothers, Ko Fusion, Barrel 34, Farren's, Esquire, and many more! Two new major projects in the immediate area call for 30 more apartments and additional retail opportunities.



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## OFFICE SPACES



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