



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE SUITE AVAILABLE IN DOWNTOWN CHAMPAIGN!

\$15.00 / SF / NNN

FOR LEASE



102 S. Neil Street

Champaign, IL 61820

1,750 – 3,500 SF

OFFICE

LEASE PRICE

\$15.00 SF

BUILDING SIZE

20,000 SF

TAX PIN

42-20-12-476-001

PARKING

Available for rent in surrounding private lots

LEASE TYPE

NNN

AVAILABLE SPACE

1,750 SF – 3,500 SF

ZONING

CB2

YEAR BUILT

1902

PROPERTY DESCRIPTION

Affordable 2nd floor office suite is strategically located on high traffic corner of Neil Street and University Avenue, next to Christie Clinic, Busey Bank and the City of Champaign Administration Building. It is one of the highest vehicular traffic intersections in all of Champaign offering high street visibility for client. Entire first floor is leased to high profile architect firm. Entire exterior building has been renovated. 2nd floor space is sub-dividable; may have 2 tenants. Elevator will be added at time of lease.

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.

AREA DESCRIPTION

In the heart of downtown Champaign's busy Business District, there are many thriving restaurants and retail businesses in the area including Christie Clinic, Busey Bank, The Ax Bar, Esquire, Cafe Kopi, and many more!



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HYPOTHETICAL 2nd FLOOR PLAN



Hypothetical 2nd Floor Plan



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