



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1713 S. STATE ST.

\$12.00 / SF / GROSS

FOR LEASE



1713 S. State Street, Suite 208

Champaign, IL 61820

1,500 SF

OFFICE

LEASE PRICE

\$12.00 SF

LEASE TYPE

Gross

BUILDING SIZE

9,743 SF

AVAILABLE SPACE

1,500 SF

TAX PIN

45-20-24-201-501

ZONING

CG

BUILDING CLASS

B

TENANCY

Multiple

PROPERTY DESCRIPTION

Suite 208 is located on the second floor of the west end of the building. The space consists of six small individual offices, three large offices, one conference room and a small open area. All the offices have exterior windows. The space has access to common area restrooms located on both the first and second floor. Utilities for the space are not separately metered. Landlord will prorate and bill the tenant back or work out a monthly fixed amount on top of the monthly rent amount.

AREA DESCRIPTION

Property is located at the corner of south State Street and Fox Drive, one block west of Neil Street. The building is across the road from Illini Plaza, Everyday Logic, and Carriage Center. It is close to the University of Illinois Research Park and down the road from the Holiday Inn.



ZACH WETHERELL, CCIM

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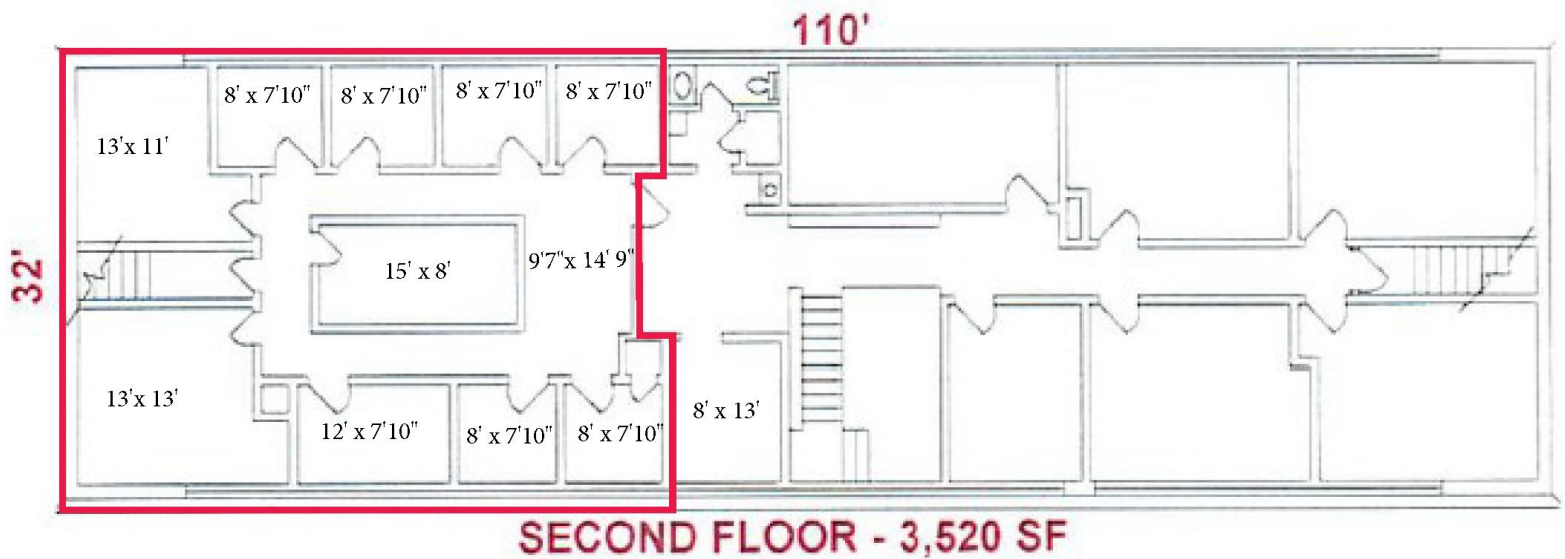
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FLOOR PLAN



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