



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FANTASTIC MULTI-COMMERCIAL USE OPPORTUNITY W/PARKING IN DOWNTOWN CHAMPAIGN

\$15.00 - \$20.00 / SF / NNN



FOR LEASE

312 N. Walnut Street

Champaign, IL 61820

12,900 SF

OFFICE/
RETAIL

WAREHOUSE/
INDUSTRIAL

LEASE PRICE

\$15.00 - \$20.00 SF

LEASE TYPE

NNN

AVAILABLE SPACE

12,900 SF

BUILDING SIZE

12,900 SF

TAX PIN

42-20-12-443-008

ZONING

CB2

RE TAXES

\$8,750 - 2021

PARKING

50+ Negotiated

PROPERTY DESCRIPTION

Front two-level portion of 12,900 SF building has approximately 5,300 SF on Walnut Street in downtown Champaign. The other two portions of building are single level, approximately 3,800 SF each. Front portion of the building can have one or two tenants with variety of commercial uses. Single level portion of building could have one or more tenants. This portion of the building has high ceilings and open spaces which can be used for a variety of commercial uses. Adjacent large parking lot owned by landlord offers unique parking availabilities for client's customers not available to most of the other downtown businesses.

All spaces, both first and second floor, will have a \$15-\$20 range, depending on the amount of fit-up costs requested by the tenant and incurred by the landlord. All NNN responsibilities are based on current assessment values. Building is on the National Register of Historic Places, which could give both parties access to renovation tax credits.

AREA DESCRIPTION

Jupiter's, Barrelhouse 34, Fire Doll, The Venue at CU, Maize, Pour Brothers, Kessler Optical, Pilates Studio, Lincoln Building, Ko Fusion. The eastern portion of downtown is the fastest growing and most exciting location for bar/restaurants and retail activities. Coming soon are two new retail/apartment construction projects on the same block.



ALAN NUDO

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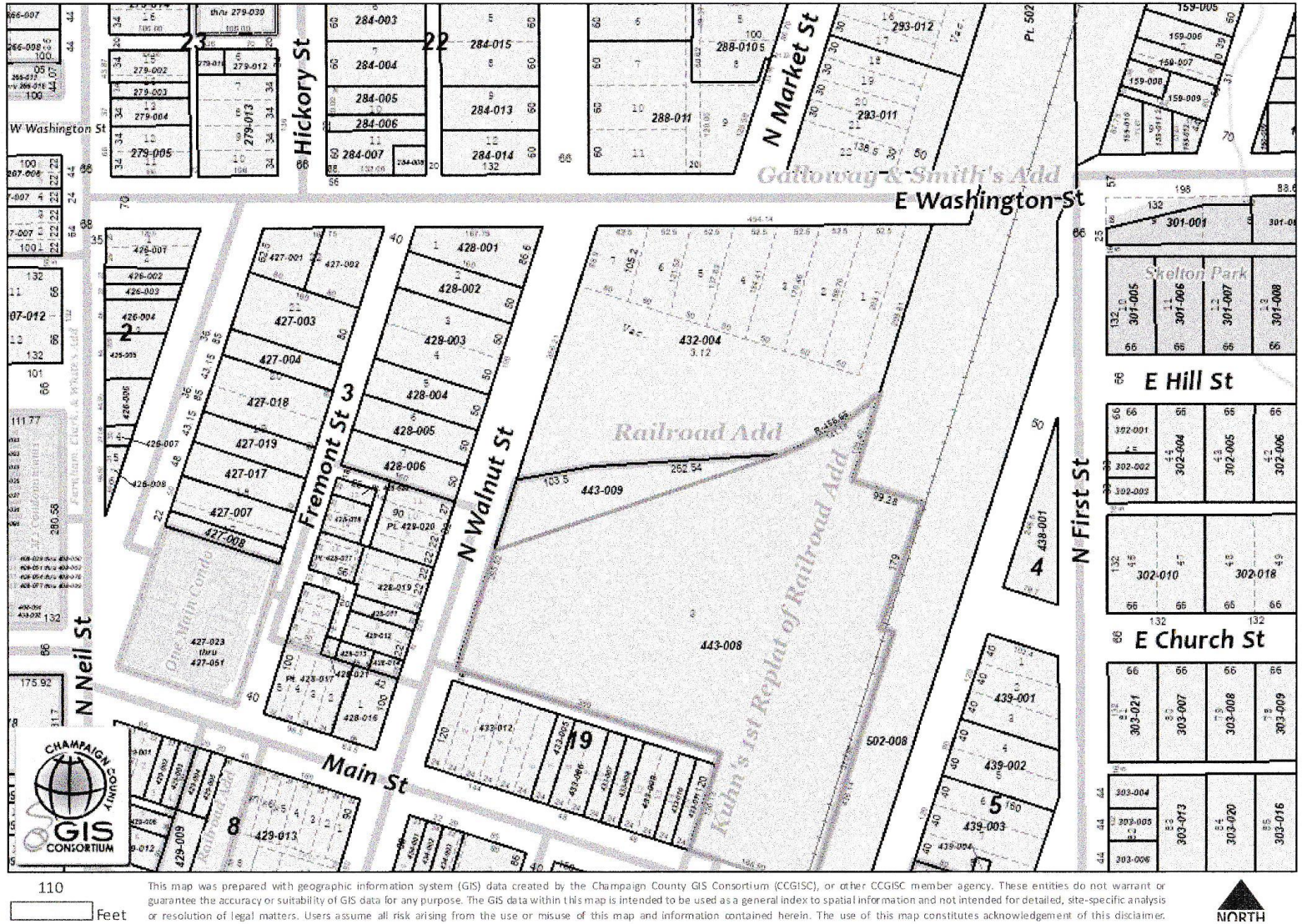
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GIS MAP

GIS Webmap Public Interface Champaign County, Illinois



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