COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN
STARTUP OR ESTABLISHED BUSINESSES
$16.00 SF / Gross

FOR LEASE



44 E. Main St.

Champaign, IL 61820

227 – 3,411 SF | **OFFICE** | **RETAIL**

LEASE PRICE
$16.00 SF / Gross

AVAILABLE SPACE
227-3,411 SF

PARKING
Available For Rent In Private Lot

TAX PIN
42-20-12-434-005

ZONING
CB2

PROPERTY DESCRIPTION

Landlord will work with tenant to provide specific fit updates, or needs or requirements, or tenant can take suite "as-is". Building has elevator and common male and female bathrooms. Contiguous spaces can be joined together for the tenants specific space needs.

Suite 102: 3,411 SF Space is located on the first floor of the Lincoln Building and was a former palates studio. Space is wide open with high ceilings, and floor to ceiling windows allowing lots of natural light into the space. The space has a small kitchenette, hookup for washer and dryer, two changing rooms, two restrooms, and three offices.

Absolute Gross Details – Taxes, CAM, building & Liability insurance paid by Landlord. Tenant pays for electrical, telecommunications, any space janitorial and cleaning charges. Landlord pays for heating, trash, and water.

AREA DESCRIPTION

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



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
cbcdr.com

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

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AVAILABLE SUITES

Floor	Suite #	Square Footage
1st Floor	102	3,411 SF
3rd Floor	**Suite #**	**Square Footage**
	303	512
	315-316	522
	319-320	850
4th Floor	**Suite #**	**Square Footage**
	415	227
5th Floor	**Suite #**	**Square Footage**
	516	262



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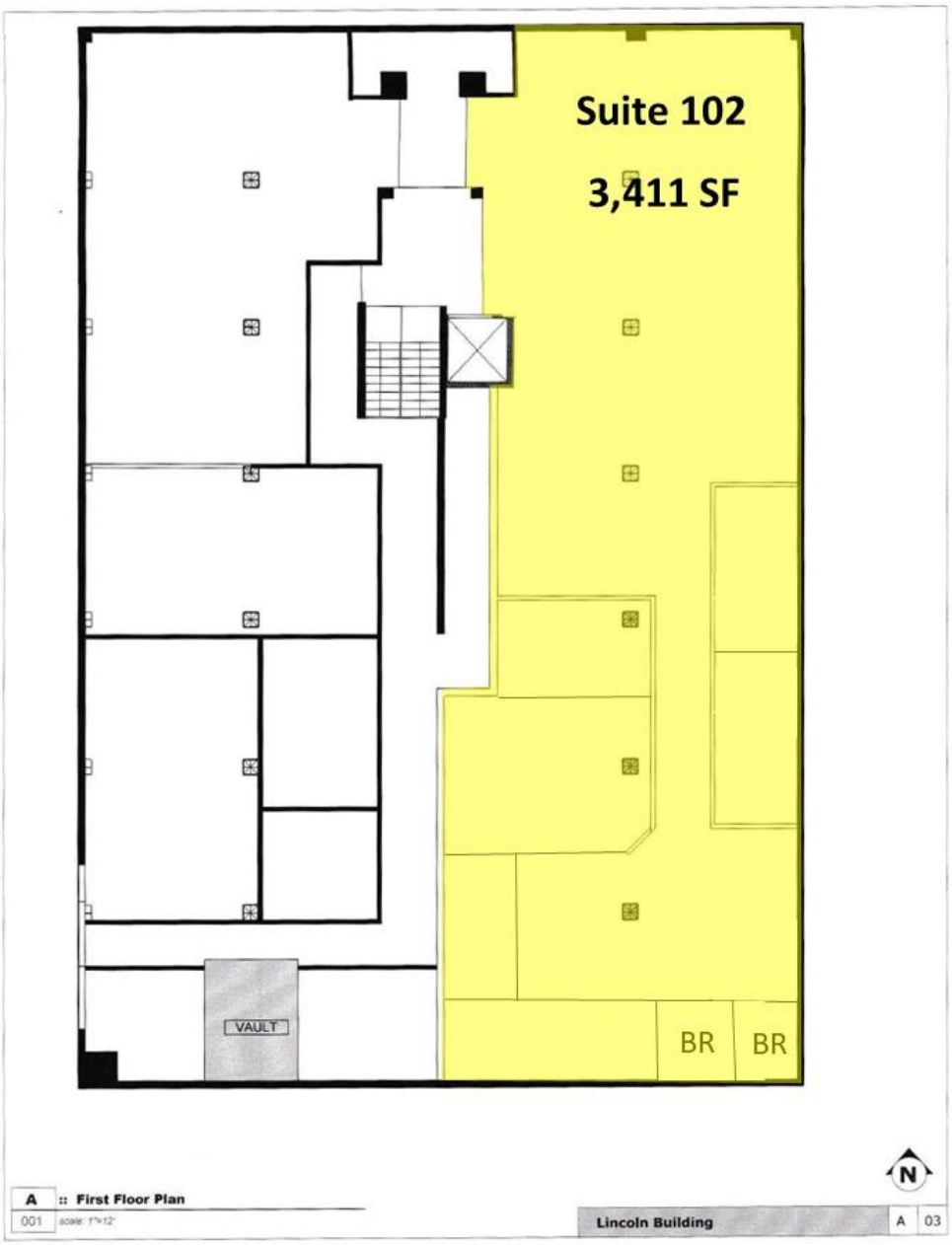
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FIRST FLOOR PLAN





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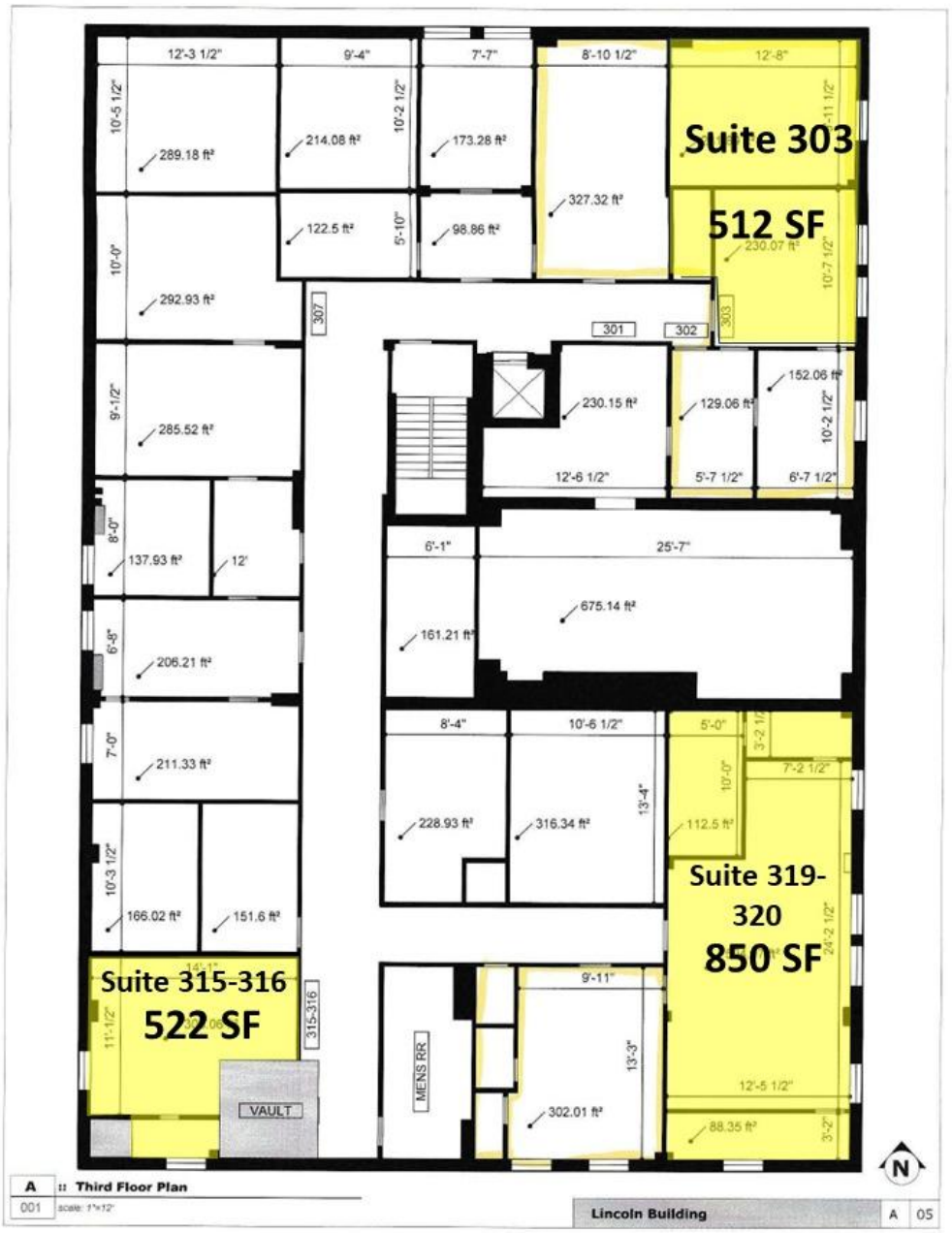
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THIRD FLOOR PLAN



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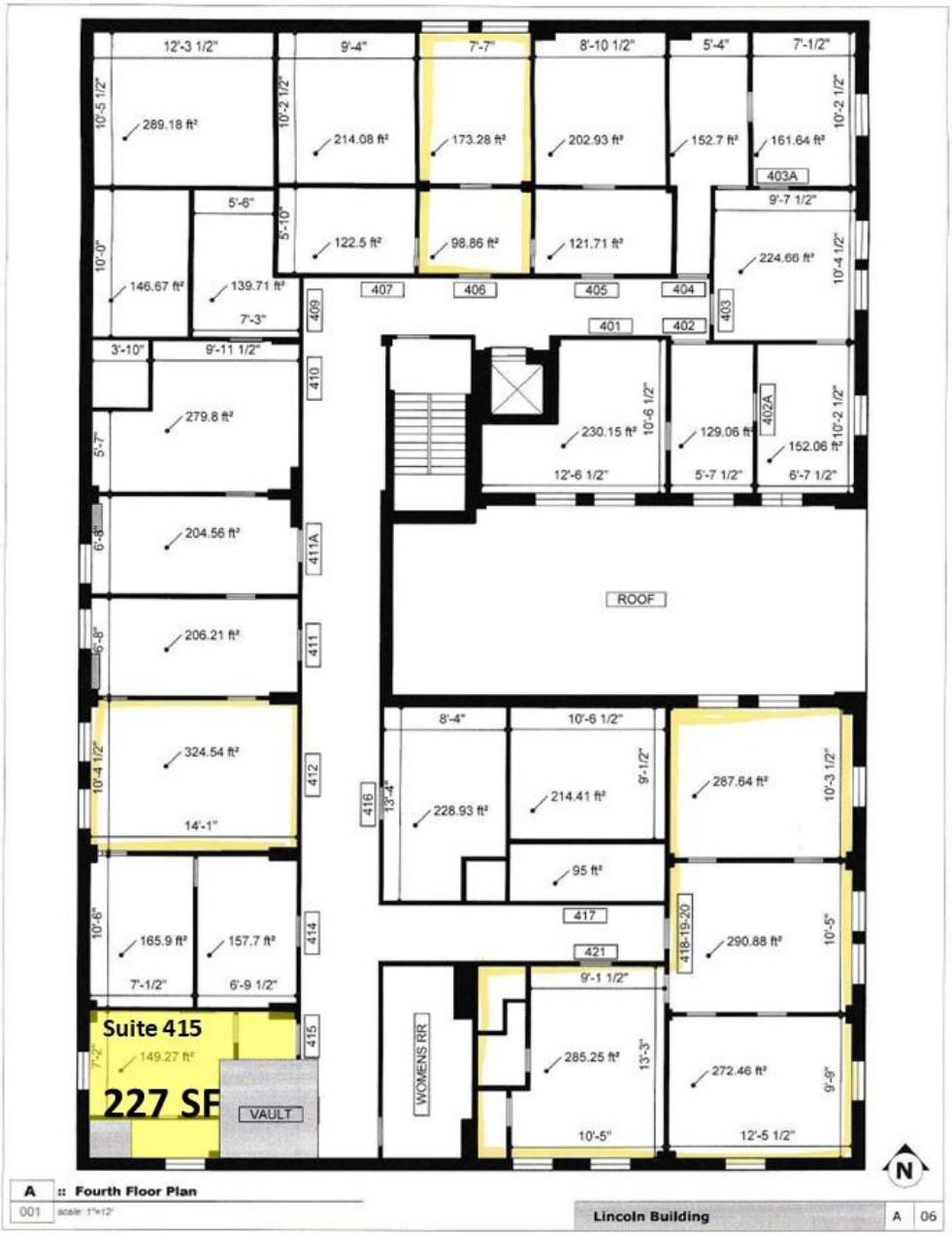
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FOURTH FLOOR PLAN





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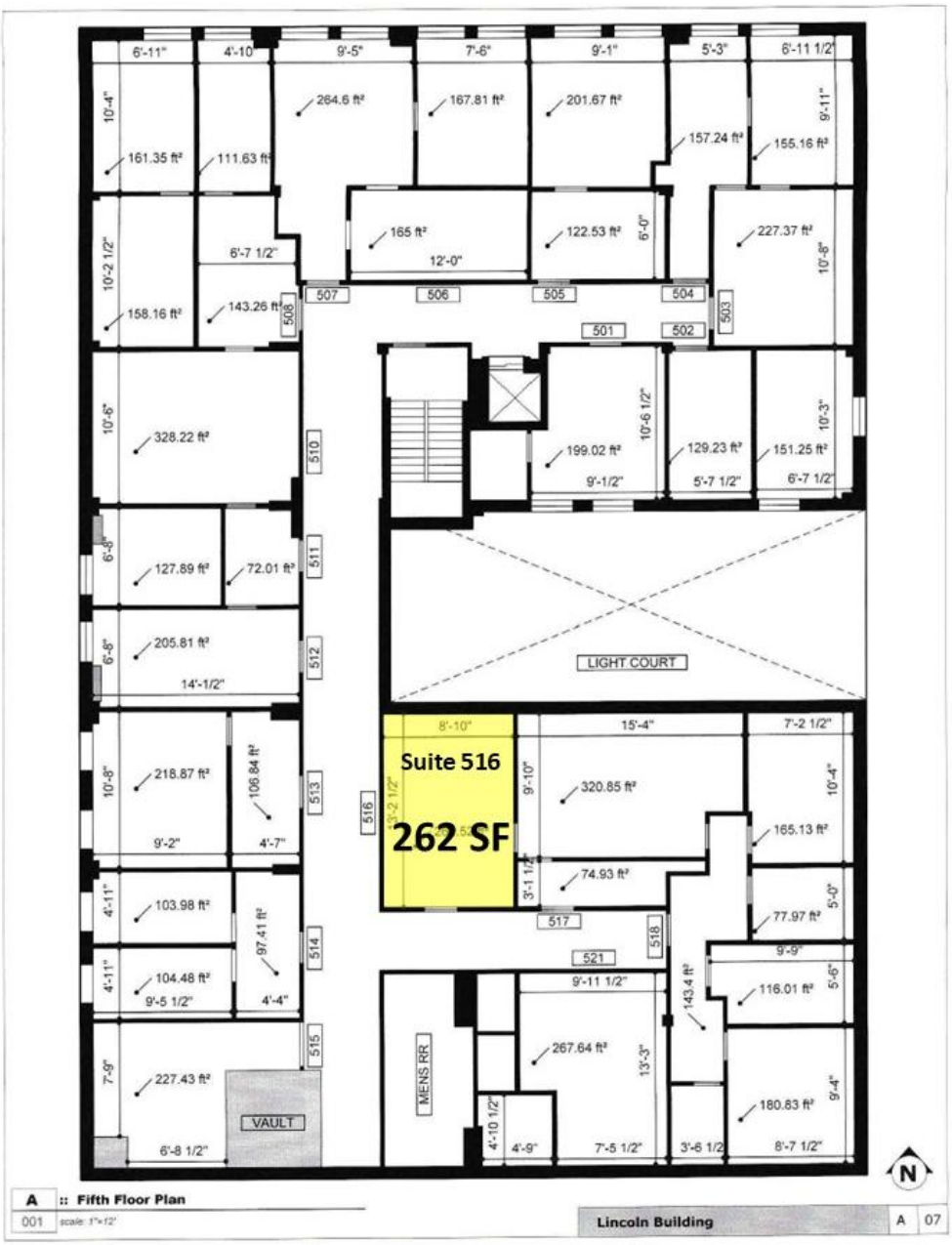
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FIFTH FLOOR PLAN





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