



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN  
STARTUP OR ESTABLISHED BUSINESSES**

\$15.00 / SF / Absolute Gross

**FOR LEASE**



## 44 E. Main St.

Champaign, IL 61820

225 – 3,411 SF

OFFICE

RETAIL

### LEASE PRICE

\$15.00 SF /  
Absolute Gross

### AVAILABLE SPACE

229-3,411 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:** 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..



**ALAN NUDO**

217.840.3865

[alan.nudo@cbcdr.com](mailto:alan.nudo@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**

217-403-3374

[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN  
STARTUP OR ESTABLISHED BUSINESSES**

\$15.00 / SF / Absolute Gross

**FOR  
LEASE**

## AVAILABLE SUITES

Floor	Suite #	Square Footage
1st Floor	102	3,411 SF
3rd Floor	<b>Suite #</b>	<b>Square Footage</b>
	302	281
4th Floor	<b>Suite #</b>	<b>Square Footage</b>
	401	230
	402	281
	403	225
	414	325
	416	229
	417-417A	309
	418-420	806



**ALAN NUDO**  
217.840.3865  
[alan.nudo@cbcdr.com](mailto:alan.nudo@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22



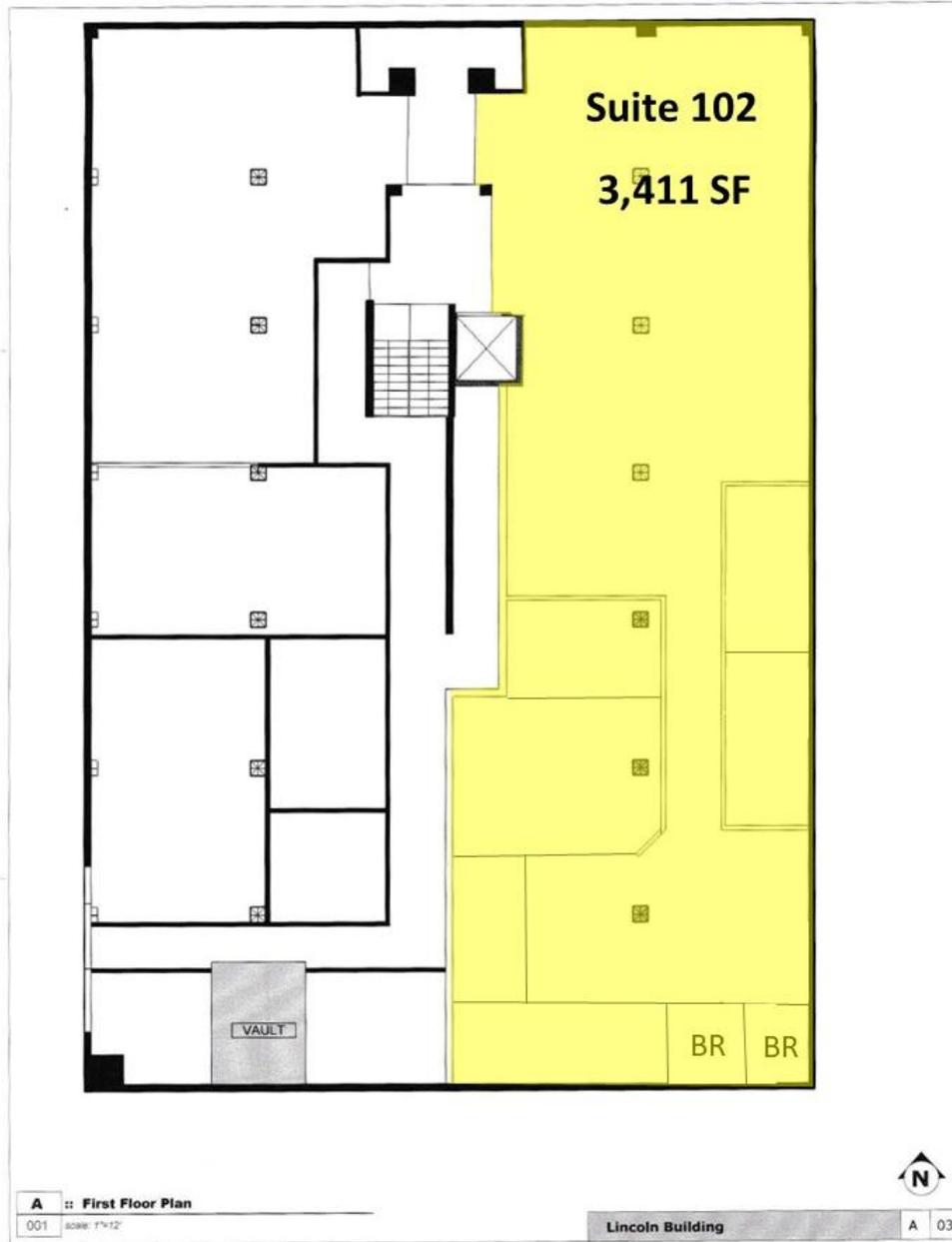
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN  
STARTUP OR ESTABLISHED BUSINESSES**

\$15.00 / SF / Absolute Gross

**FOR  
LEASE**

## FIRST FLOOR PLAN



**ALAN NUDO**  
217.840.3865  
[alan.nudo@cbcdr.com](mailto:alan.nudo@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22



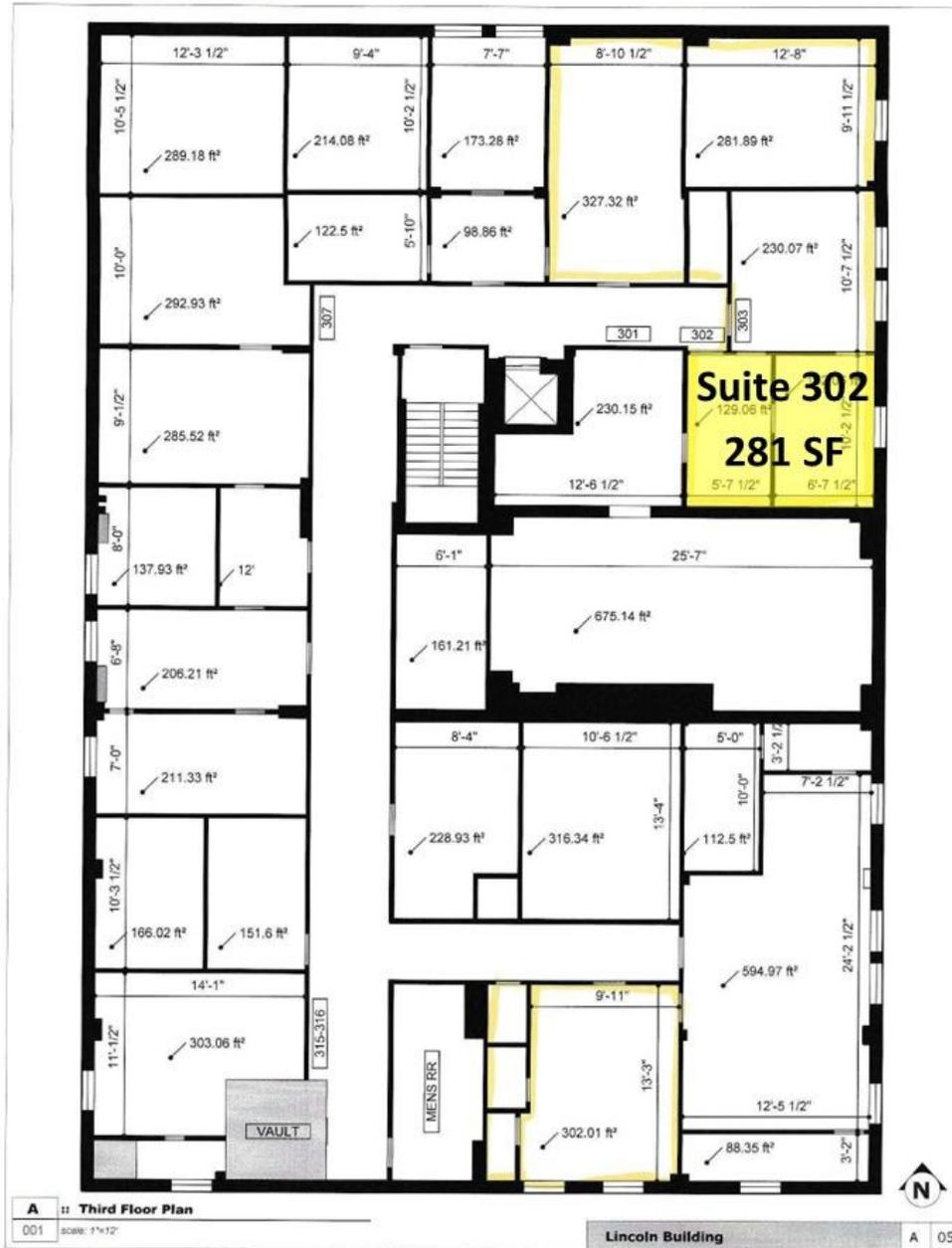
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN  
STARTUP OR ESTABLISHED BUSINESSES**

\$15.00 / SF / Absolute Gross

**FOR  
LEASE**

## THIRD FLOOR PLAN



**ALAN NUDO**  
217.840.3865  
[alan.nudo@cbcdr.com](mailto:alan.nudo@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22



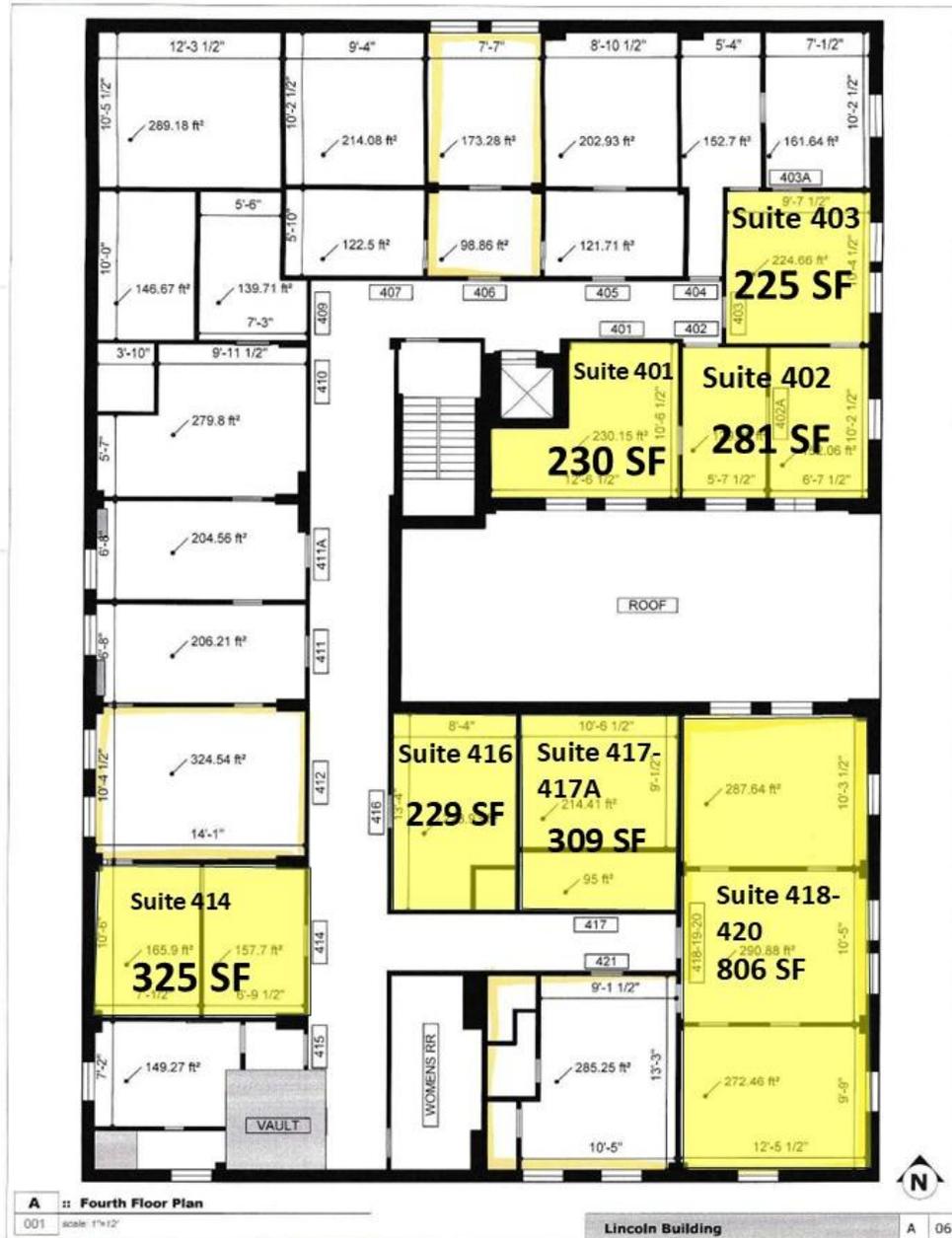
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**AFFORDABLE OFFICE SUITES, DOWNTOWN CHAMPAIGN  
STARTUP OR ESTABLISHED BUSINESSES**

\$15.00 / SF / Absolute Gross

**FOR  
LEASE**

## FOURTH FLOOR PLAN



**ALAN NUDO**  
217.840.3865  
[alan.nudo@cbcdr.com](mailto:alan.nudo@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22