



**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

199 – 3,411 SF

OFFICE

RETAIL

LEASE PRICE

\$16.00 SF / Gross

AVAILABLE SPACE

199-3,411 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: 3,11 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



**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 Realty 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**
\$16.00 SF / Gross

FOR LEASE

AVAILABLE SUITES

Floor	Suite #	Square Footage
1st Floor	102	3,411 SF
3rd Floor	Suite #	Square Footage
	302	281
	303	512
4th Floor	Suite #	Square Footage
	401	230
	404	314
	414	325
	416	229
	417-417A	309
5th Floor	Suite #	Square Footage
	501	199



ZACH WETHERELL, CCIM
217-403-3374
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



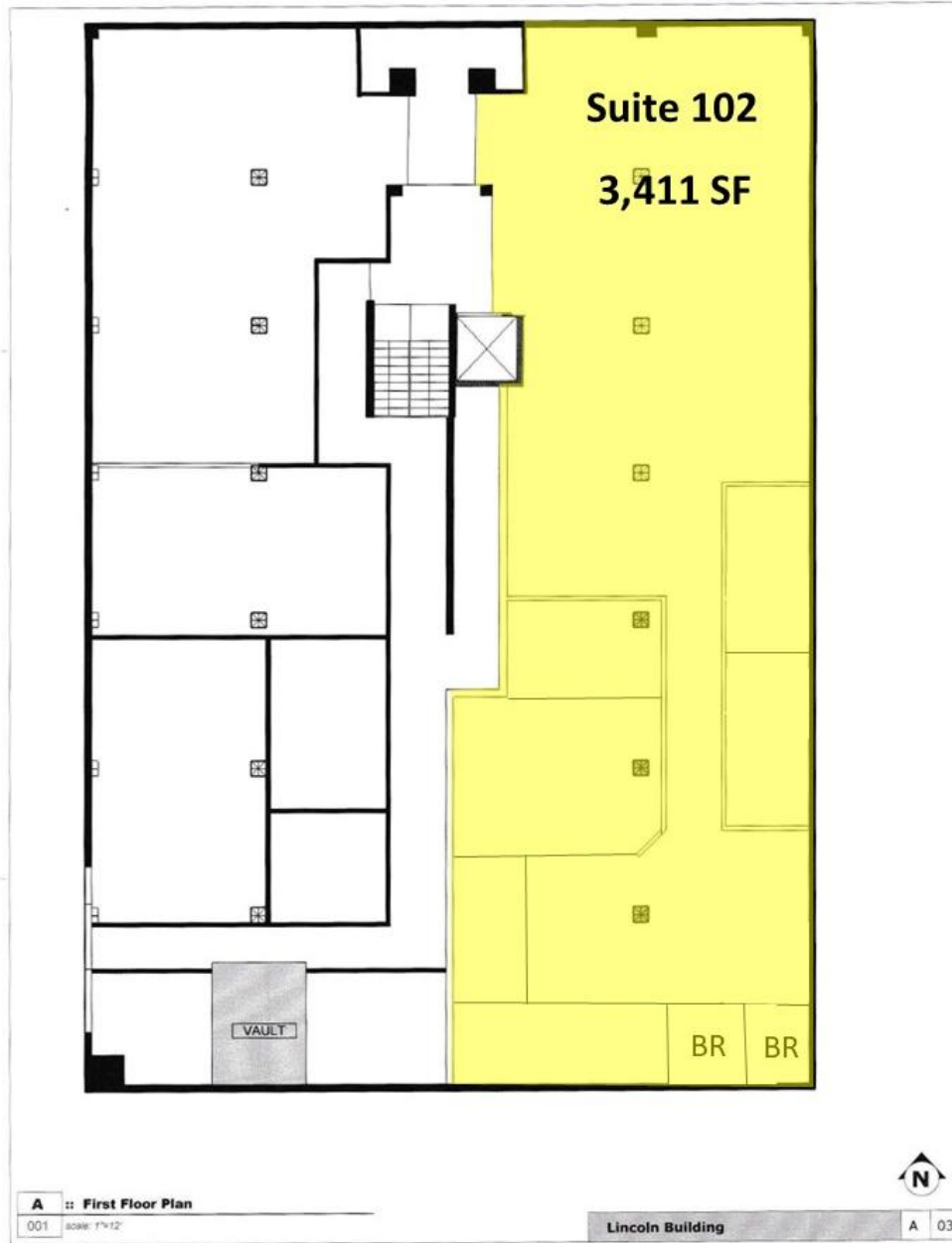
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

\$16.00 SF / Gross

FOR LEASE

FIRST FLOOR PLAN



ZACH WETHERELL, CCIM
217-403-3374
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



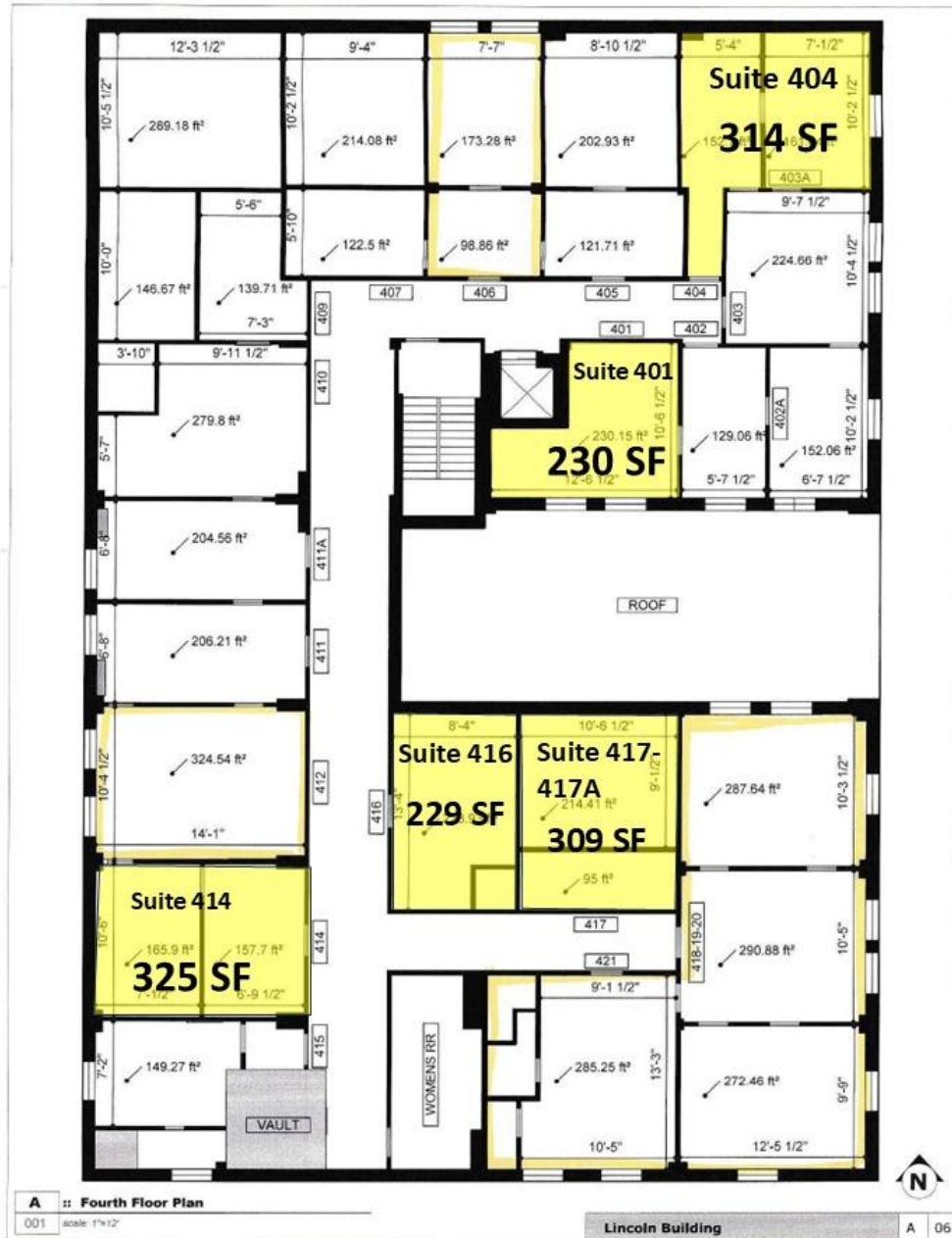
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

\$16.00 SF / Gross

FOR LEASE

FOURTH FLOOR PLAN



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



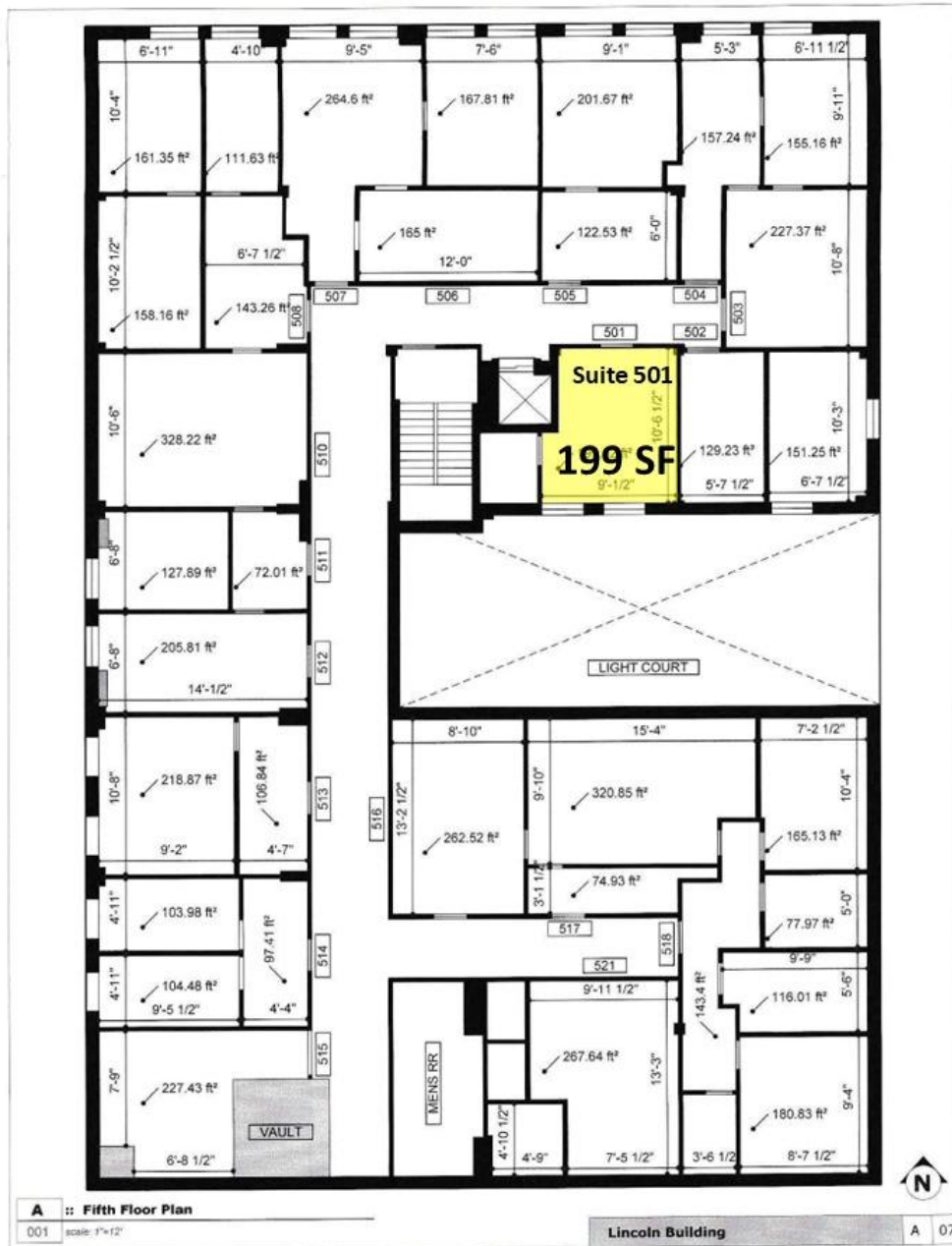
**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 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



FOR LEASE

FIFTH FLOOR PLAN



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

