



**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

**150 – 3,411 SF**    **OFFICE**    **RETAIL**

### LEASE PRICE

\$16.00 SF / Gross

### AVAILABLE SPACE

150-3,411 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.



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**COLDWELL BANKER COMMERCIAL  
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## AVAILABLE SUITES

Floor	Suite #	Square Footage
<b>1st Floor</b>	102	3,411 SF
<b>3rd Floor</b>	<b>Suite #</b>	<b>Square Footage</b>
	302	281
	303	512
<b>4th Floor</b>	<b>Suite #</b>	<b>Square Footage</b>
	414	325
	415	150



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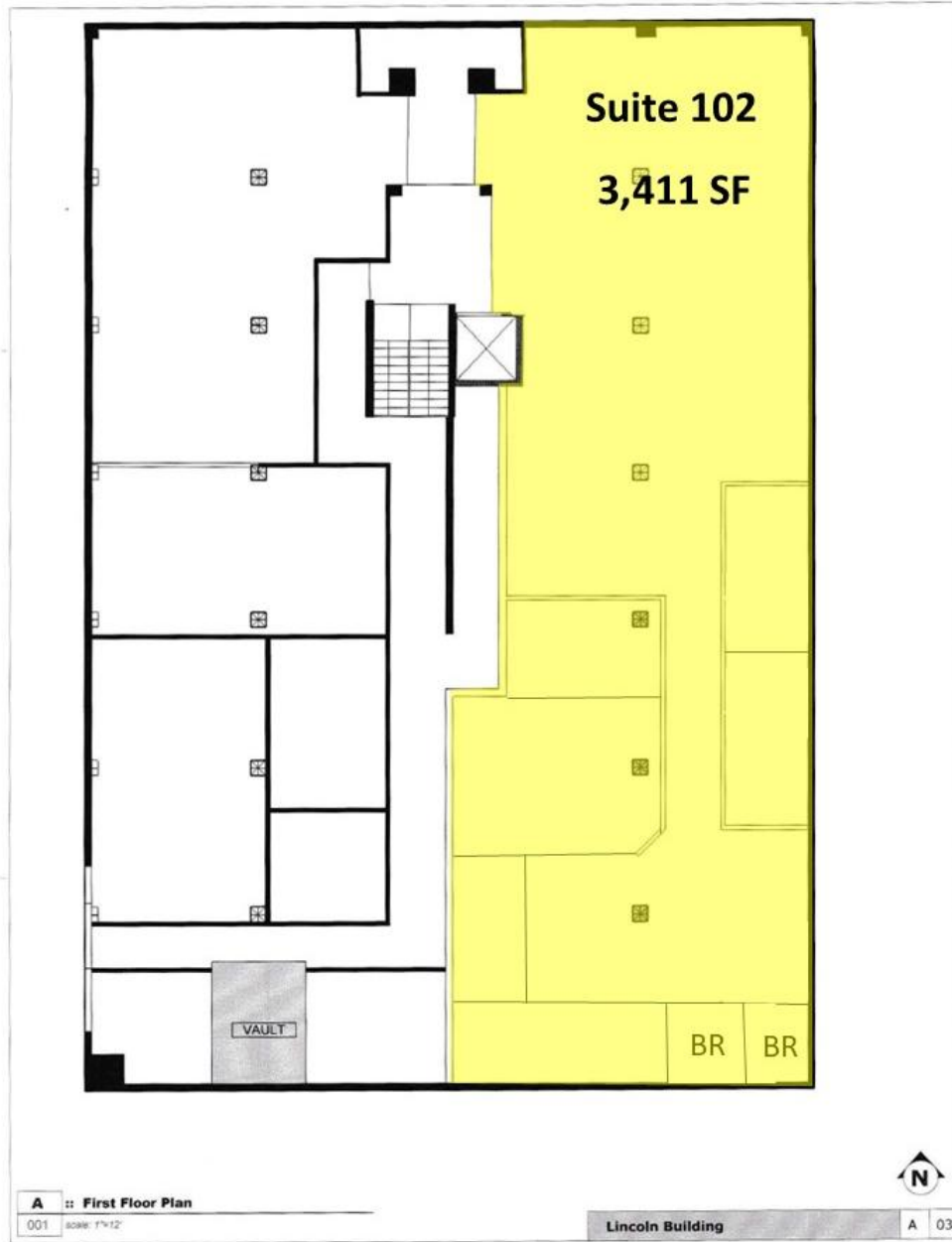
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## FIRST FLOOR PLAN



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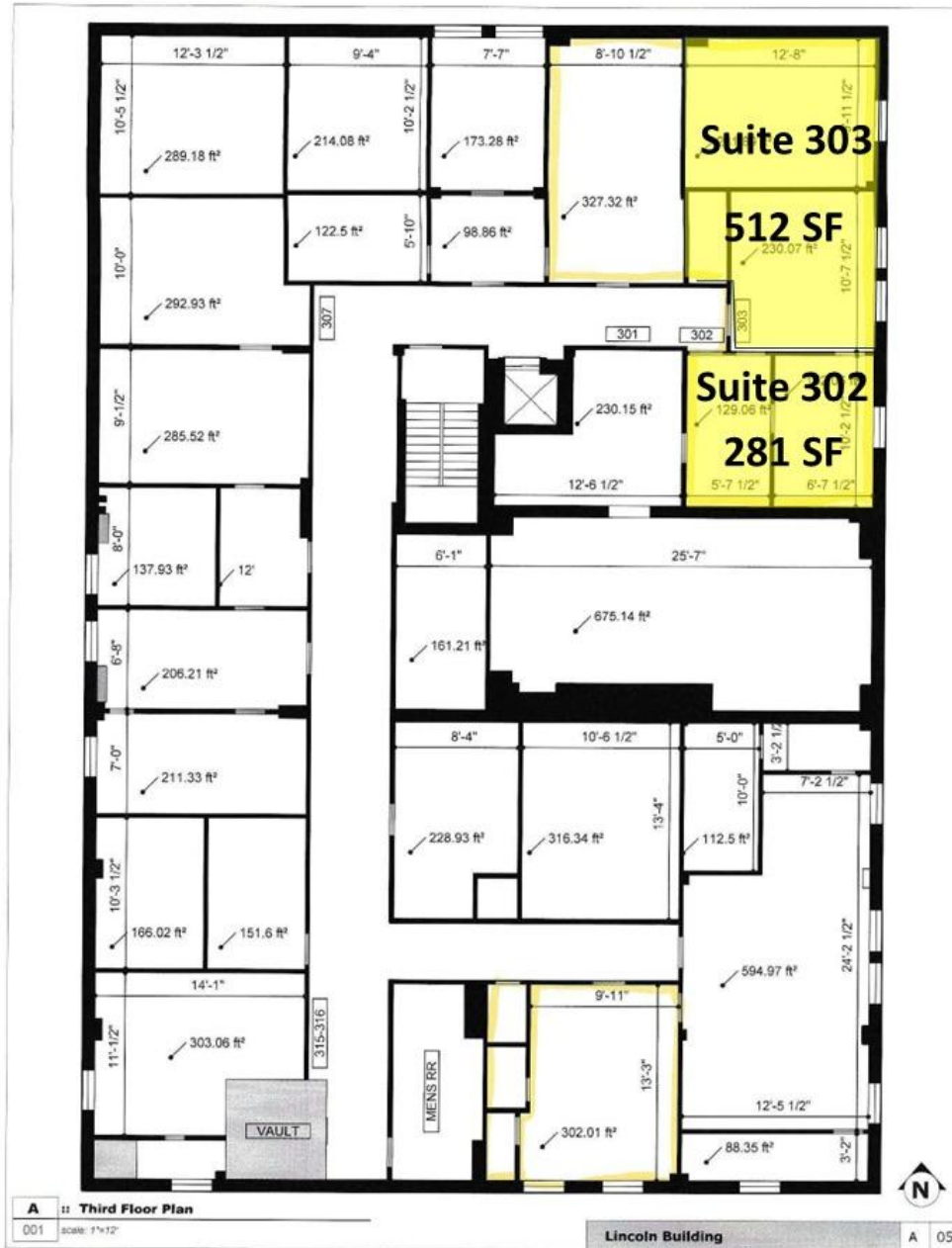
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## THIRD FLOOR PLAN



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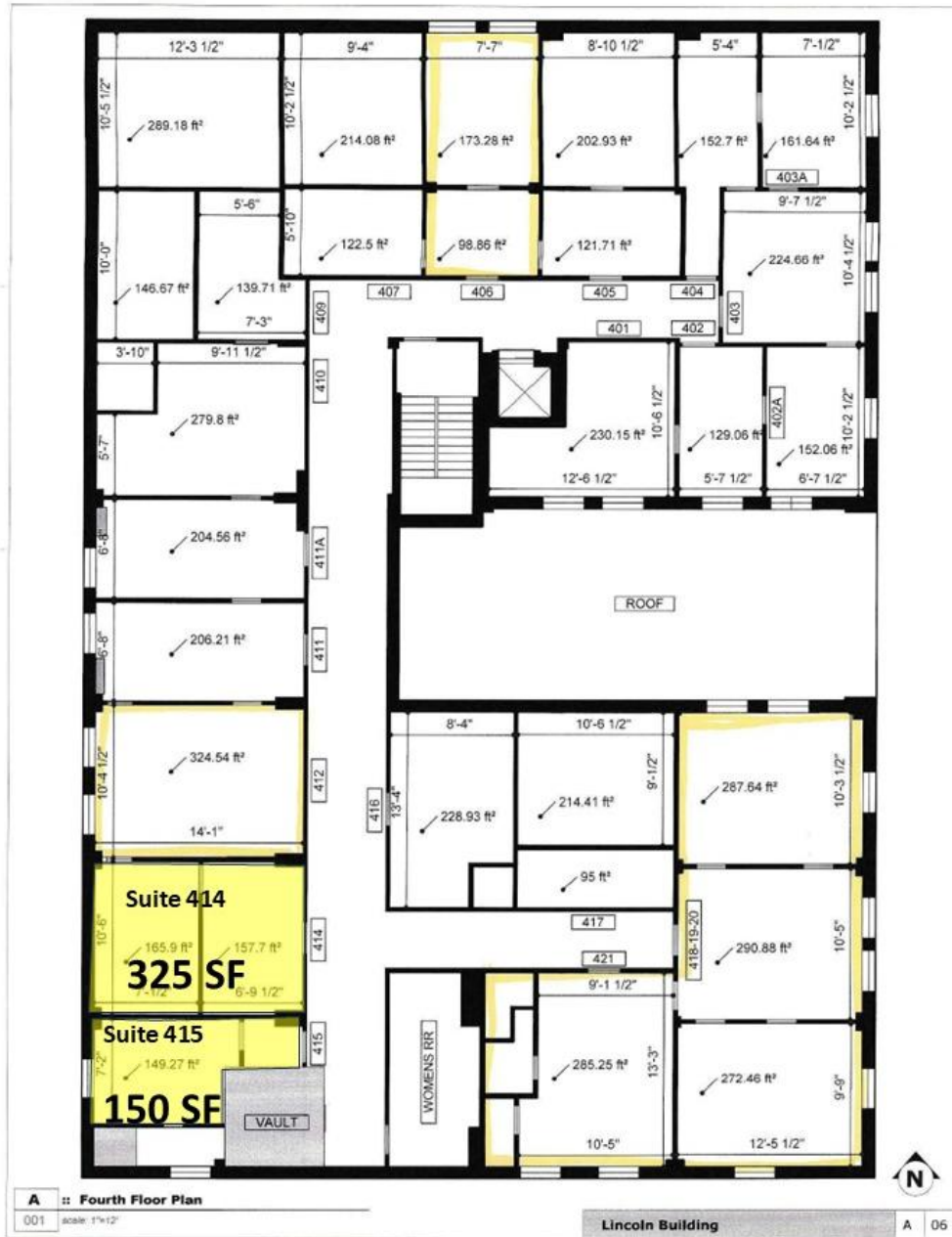


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# FOURTH FLOOR PLAN



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