



**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

199 – 3,411 SF

OFFICE

RETAIL

LEASE PRICE

\$15.00 SF /
Absolute 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: 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

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ZACH WETHERELL, CCIM

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**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
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217-352-7712

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AVAILABLE SUITES

| Floor | Suite # | Square Footage |
|-----------|----------|----------------|
| 1st Floor | 102 | 3,411 SF |
| 2nd Floor | Suite # | Square Footage |
| | 209 | 509 |
| 3rd Floor | Suite # | Square Footage |
| | 302 | 281 |
| 4th Floor | Suite # | Square Footage |
| | 401 | 230 |
| | 402 | 281 |
| | 403 | 225 |
| | 404 | 314 |
| | 405 | 325 |
| | 414 | 325 |
| | 416 | 229 |
| | 417-417A | 309 |
| | 418-420 | 806 |
| 5th Floor | Suite # | Square Footage |
| | 501 | 199 |
| | 514 | 306 |



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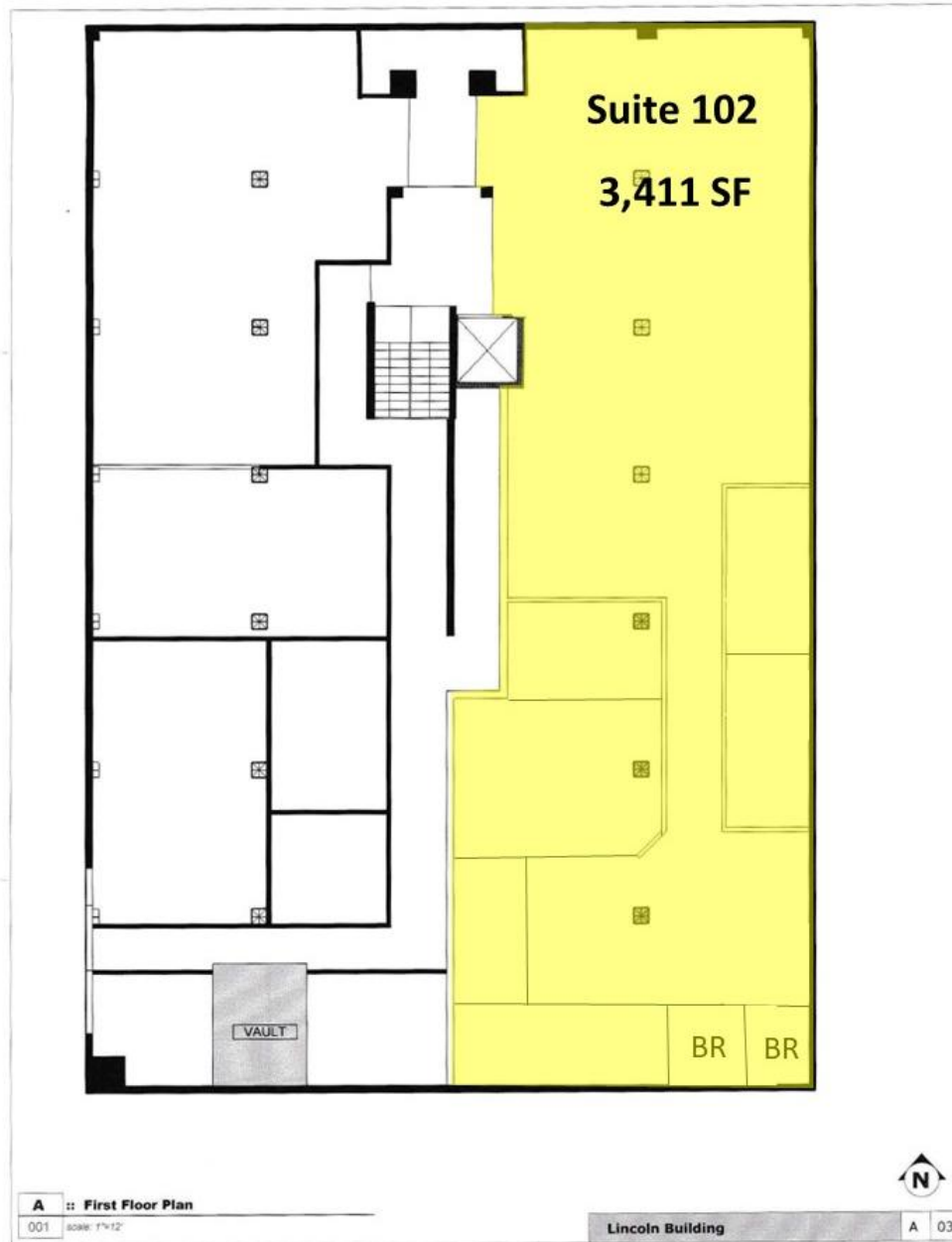
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FIRST FLOOR PLAN



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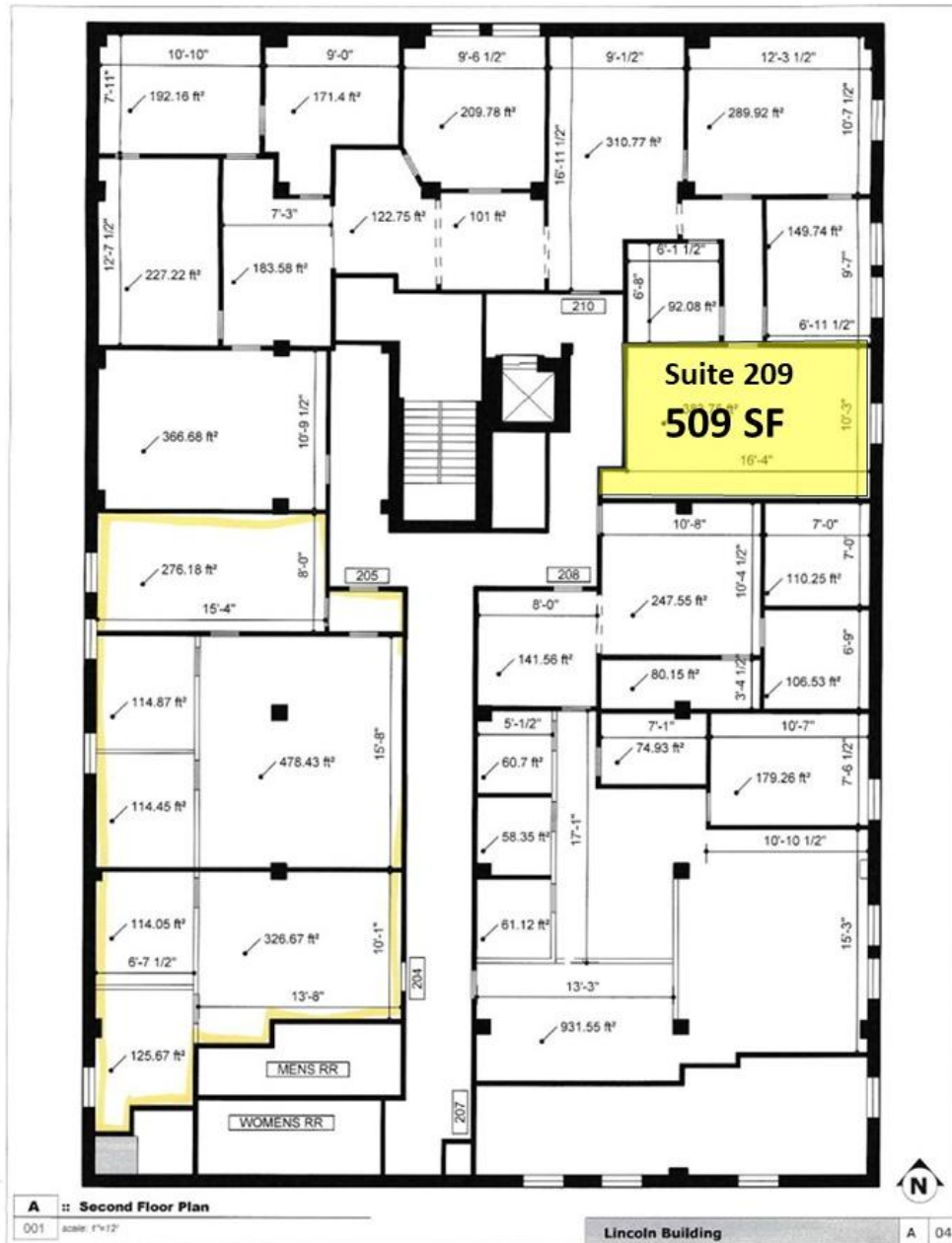


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SECOND FLOOR PLAN



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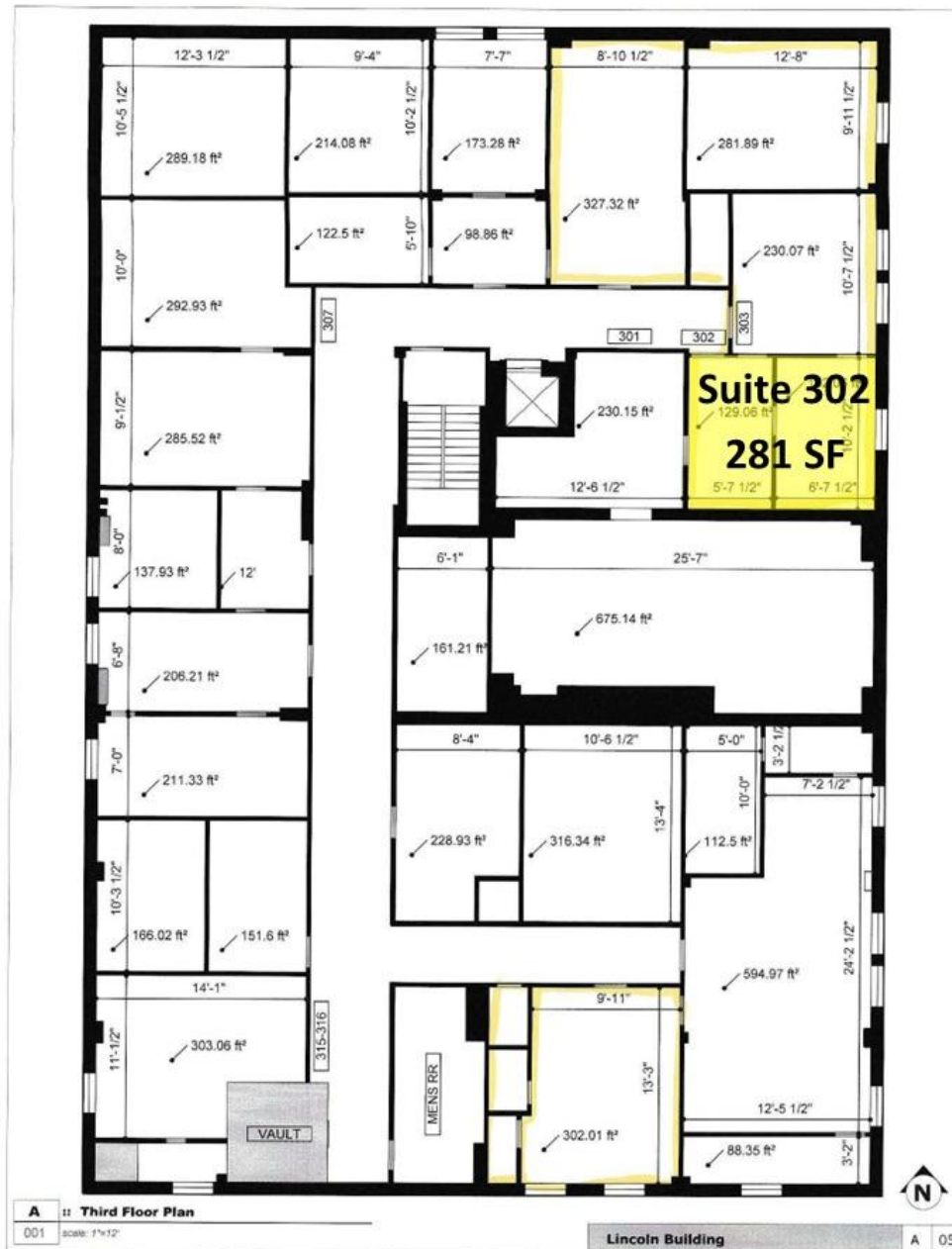
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THIRD FLOOR PLAN



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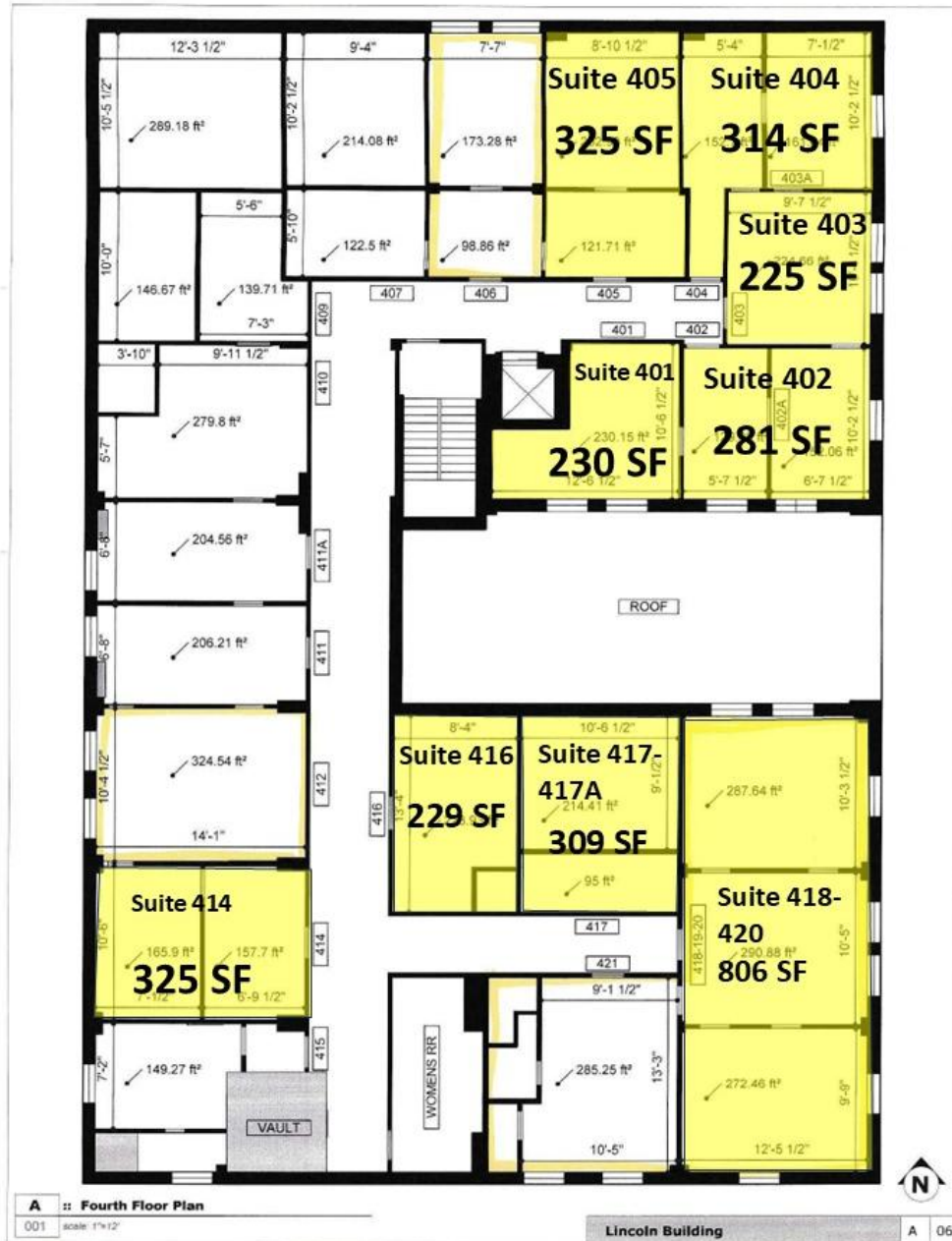
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FOURTH FLOOR PLAN



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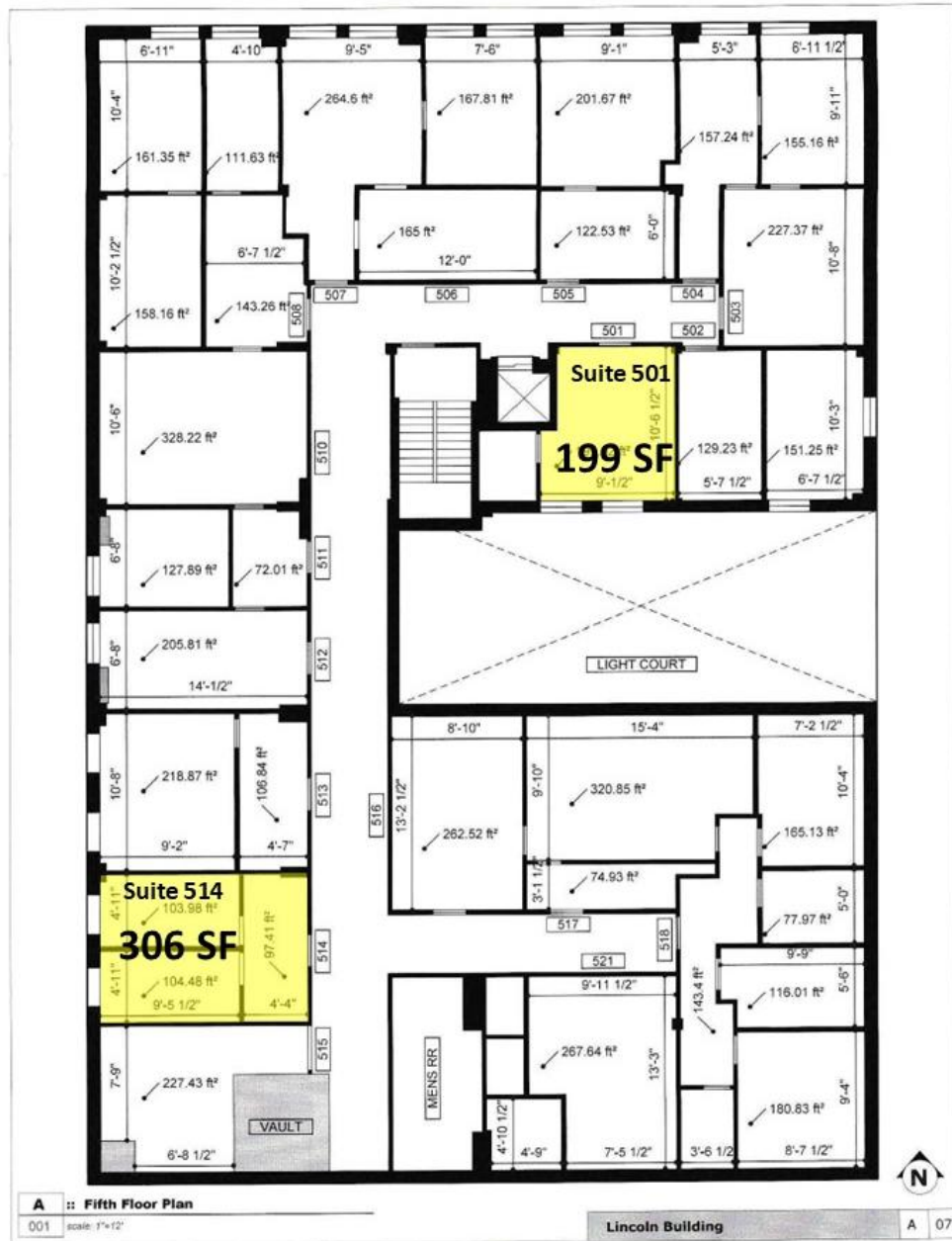
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FIFTH FLOOR PLAN



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