



**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

PARKING

Available For Rent In

Private Lot

AVAILABLE SPACE

150-3,411 SF

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

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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
	302	281
	303	512
	315	317
	316	303
4th Floor	Suite #	Square Footage
	414	325
	415	150
5th Floor	Suite #	Square Footage
	510	328



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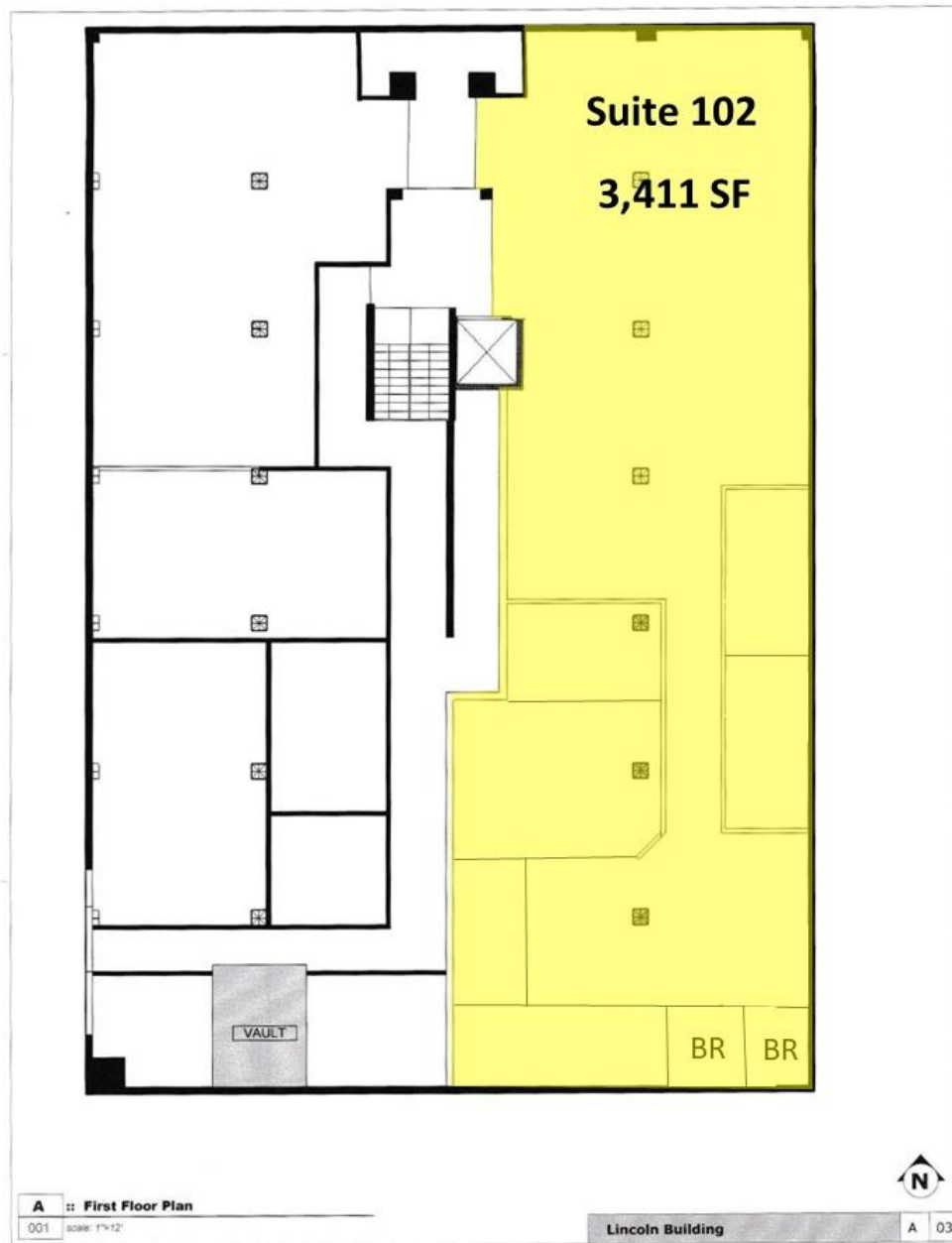
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FIRST FLOOR PLAN



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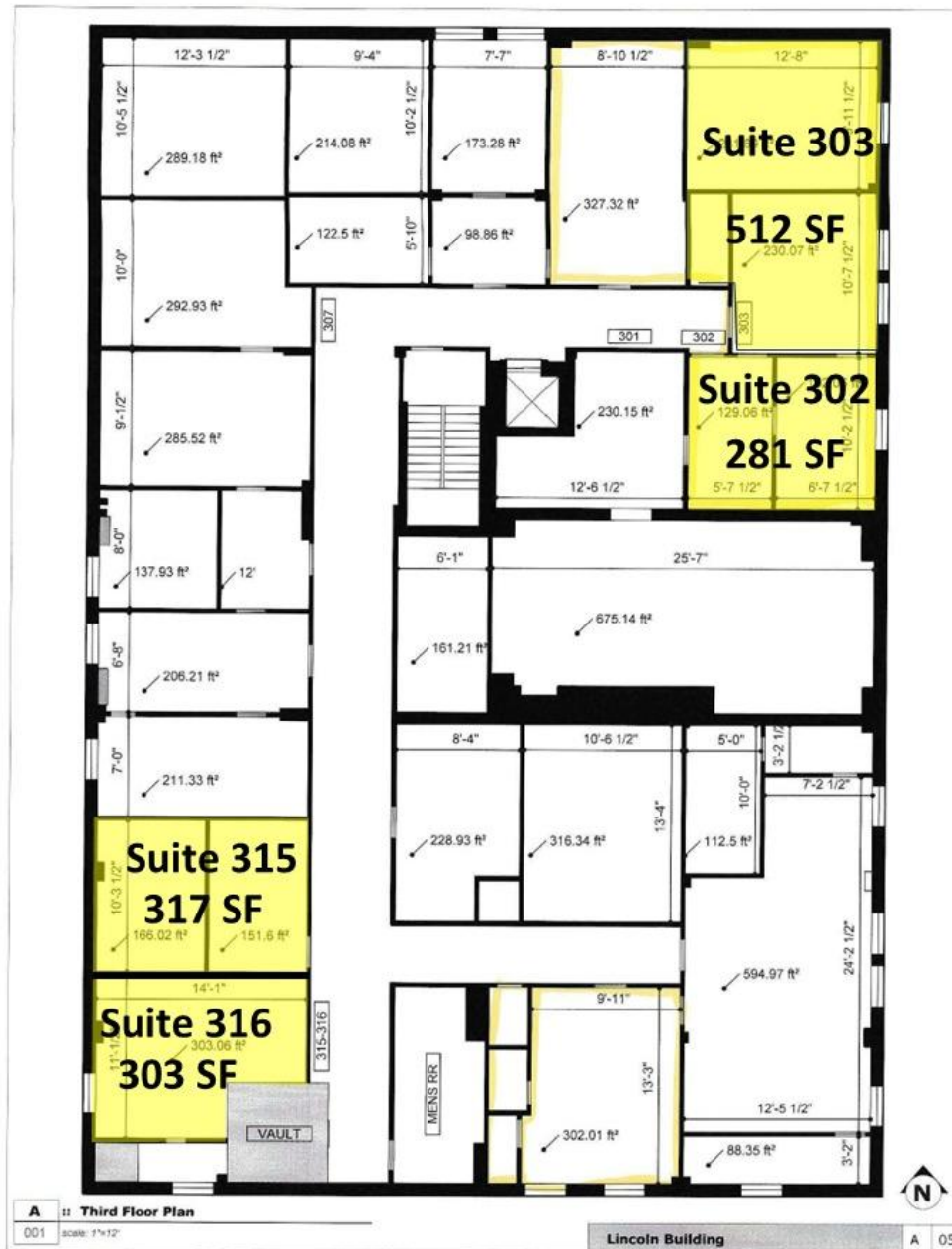
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THIRD FLOOR PLAN



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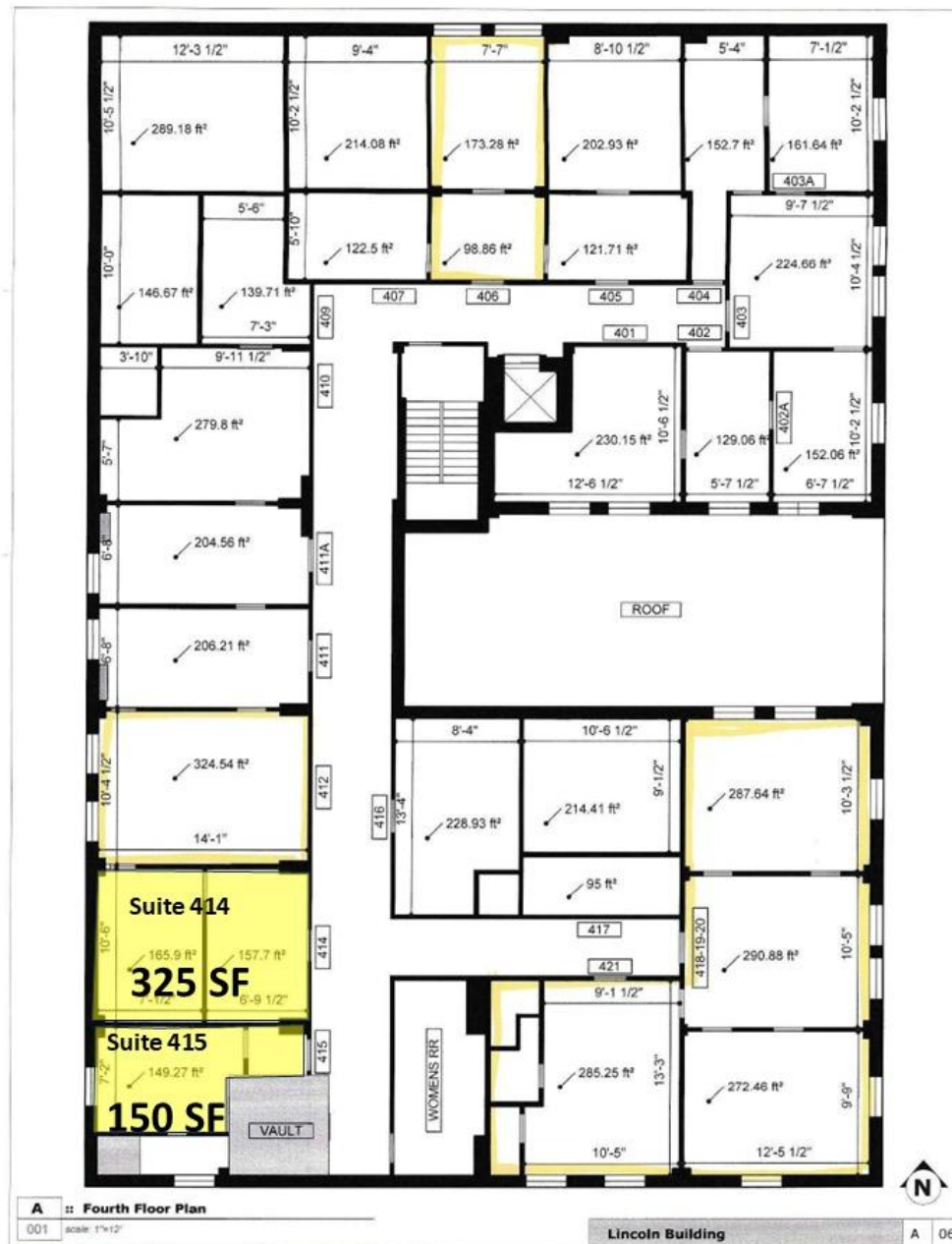
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FOURTH FLOOR PLAN



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FIFTH FLOOR PLAN



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