



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE SPACE FOR LEASE

\$20.00 / SF / NNN

FOR LEASE



901 W. University Avenue

Urbana, IL 61801

5,185 SF

OFFICE

LEASE PRICE

\$20.00 / SF / NNN

BUILDING SIZE

32,000 SF

AVAILABLE SPACE

5,185 SF

YEAR BUILT

2009

TAX PIN

91-21-07-484-003,
007, 008

ZONING

B-3 General Business

PARKING

46 Spaces

BUILDING CLASS

A

PROPERTY DESCRIPTION

901 W University Avenue is a beautifully-built, multi-tenant office building that boasts a prime location at the corner of University Avenue and Lincoln Avenue. This +/- 32,000 SF building offers the perfect blend of location, space, and style for businesses looking to make a statement.

The available suite sits on the third floor and measures +/- 4,379 usable SF, with 806 SF of common area allocation, totaling 5,185 rentable SF. This thoughtfully-designed space features a reception area, 12 private offices, a spacious conference room, kitchen, a file room, a storage closet, and separate men's and women's restrooms. 901 W University Avenue is designed to accommodate your signage needs, with ample opportunities for building facade and monument sign displays.

2023 NNN's estimated at \$15.02/SF and include RE taxes, building insurance, CAM and utilities.

AREA DESCRIPTION

Located in the heart of Champaign-Urbana, 901 W University Avenue is situated at the crossroads of two of the busiest streets in the market - University Avenue (16,200 AADT) and Lincoln Avenue (14,400 AADT). The property is located near the University of Illinois, Carle Hospital, OSF Heart of Mary Medical Center, and Crystal Lake Park. Its location allows for quick and easy access to Interstate 74, downtown Champaign and downtown Urbana, and is close to many popular food options including Einstein Bros. Bagels, Jimmy John's, Panda Express, Taco Bell, Subway, BakeLab, Dunkin', and many more.



JOSH MARKIEWICZ

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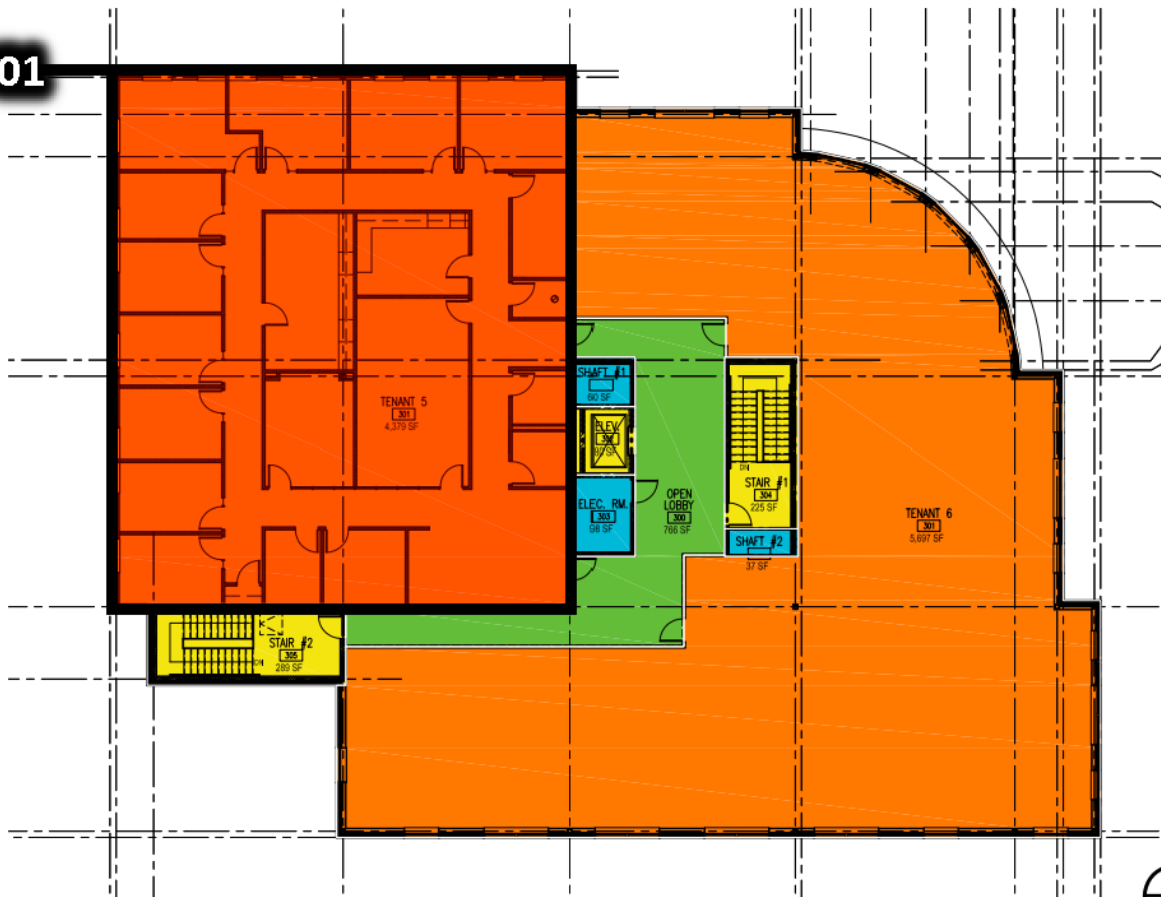
OFFICE SPACE FOR LEASE

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FOR
LEASE

FLOOR PLAN

SUITE 301



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