



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RETAIL/ OFFICE FOR LEASE

Lease Price: Negotiable

FOR LEASE



### 520 N. Cunningham Avenue

Urbana, IL 61802

**3,264 SF**

**OFFICE/RETAIL**

#### LEASE PRICE

Negotiable

#### LEASE TYPE

NNN

#### AVAILABLE SPACE

3,264 SF

#### BUILDING SIZE

3,264 SF

#### TAX PIN

91-21-08-427-010

#### ZONING

B3 – General Business

#### PARKING

13 Spaces

#### YEAR BUILT

2019

### PROPERTY DESCRIPTION

520 N Cunningham Avenue is a modern, newly constructed building (2019), purpose-built to serve as a single-tenant medical urgent care facility. With a thoughtfully designed layout, the building features a welcoming reception area and waiting room, 5 exam rooms, a breakroom, an x-ray room, a private office, nurses station, an IT room, two restrooms, and a storage and utility room.

The incredible location and building size also makes the building an attractive option for a wide range of businesses, including retail and office uses.

The building includes 13 dedicated parking spaces, signage opportunities on the building facade and monument sign, 3-phase, 600-amp 120/208v service, and 10 tons of cooling.

### AREA DESCRIPTION

The subject property is ideally located just off the corner of Cunningham Avenue and University Avenue, within the 5 Points Commerce Centre. The property is in close proximity to City Hall, the Federal and County Courts, and three of the area's largest employers: the University of Illinois at Urbana-Champaign, Carle Foundation Hospital, and OSF Heart of Mary Medical Center.



**JOSH MARKIEWICZ**

217-403-3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

[cbcdr.com](http://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



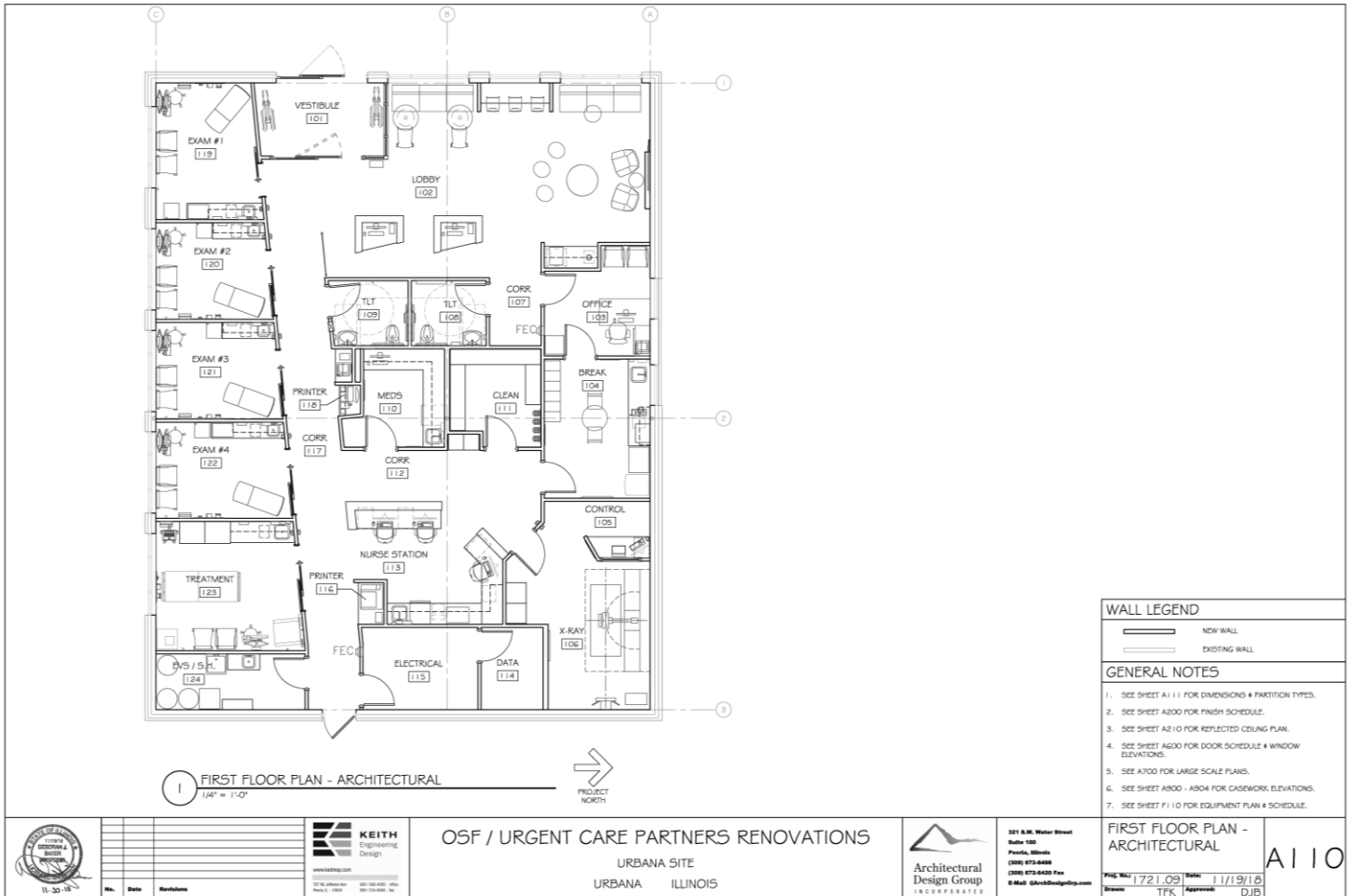
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# RETAIL/OFFICE FOR LEASE

Lease Price: Negotiable

FOR  
LEASE

## FLOOR PLAN



**JOSH MARKIEWICZ**

217-403-3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

[cbcdr.com](http://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 Realego 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

# RETAIL/OFFICE FOR LEASE

Lease Price: Negotiable

FOR  
LEASE

## AERIAL



**JOSH MARKIEWICZ**  
217-403-3424  
[joshm@cbcdr.com](mailto:joshm@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