

# Ash Ave Office Complex



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**365-427 E. Ash Ave.,**  
Decatur, IL 62526

**AJ Thoma III, CCIM, SIOR**  
Senior Vice President

C: 217.520.3299  
O: 217.403.3425  
ajt@cbcdr.com

**COLDWELL BANKER COMMERCIAL  
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201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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## Property Description

This Class A office complex is comprised of three buildings: 335 - 355 E. Ash Ave, 365 - 385 E. Ash Ave, and 405 - 427 E. Ash Ave. 335 - 355 E. Ash Ave is a 13,365 SF building that was built in 1998 and has been remodeled several times for different tenants and is currently fully leased. 365 - 385 E. Ash Ave is a 5,720 SF building that was built in 2000 and is fully leased. 405 - 427 E. Ash Ave is an 11,490 SF building built in 1997 and has been remodeled several times for different tenants. Current tenants include, Lighthouse Autism Center, Tharaldson Hospitality Management, and Great Lakes Psychology. Currently there is one remaining space in the building at 1,029 SF at 419 E. Ash. This space is currently set up with a Lobby/Reception, three private offices, and a common area breakroom and restrooms (shared with Tharaldson Hospitality).

Ash Ave Office Complex is off US 51 (25,100 VPD) and Ash Ave. (11,900 VPD) on the North side of Decatur IL. The property sits across the street from Decatur Crossing which is anchored by Sam's Club and Wal-Mart Supercenter (both recently remodeled) and is the highest volume retail center in the area. Other businesses in the immediate area include: Walgreens, Slumberland Furniture, Panera, Arby's, Burger King, Sprint Mobile, Flooring America, Joanne Fabrics, Monical's Pizza, Fuji Japanese Steakhouse, El Rodeo Mexican Restaurant, Boost Mobile, Sally Beauty Supply, Personal Finance, Ruby's Gaming, Mega Replay, and Mid America Credit Union. Decatur IL is centrally located lying 40 miles east of Springfield (IL), 45 miles south of Bloomington-Normal, 50 miles southwest of Champaign-Urbana, 135 miles northeast of St. Louis (MO), 150 miles west of Indianapolis (IN), and 180 miles southwest of Chicago.

## OVERVIEW

Lease Price	\$16.00 / SF NNN
Available Space	419 E. Ash: 1,029 SF (8/1/23)
Building Size	30,575 SF
Zoning	B2 – Commercial
Estimated NNN	\$4.25/SF



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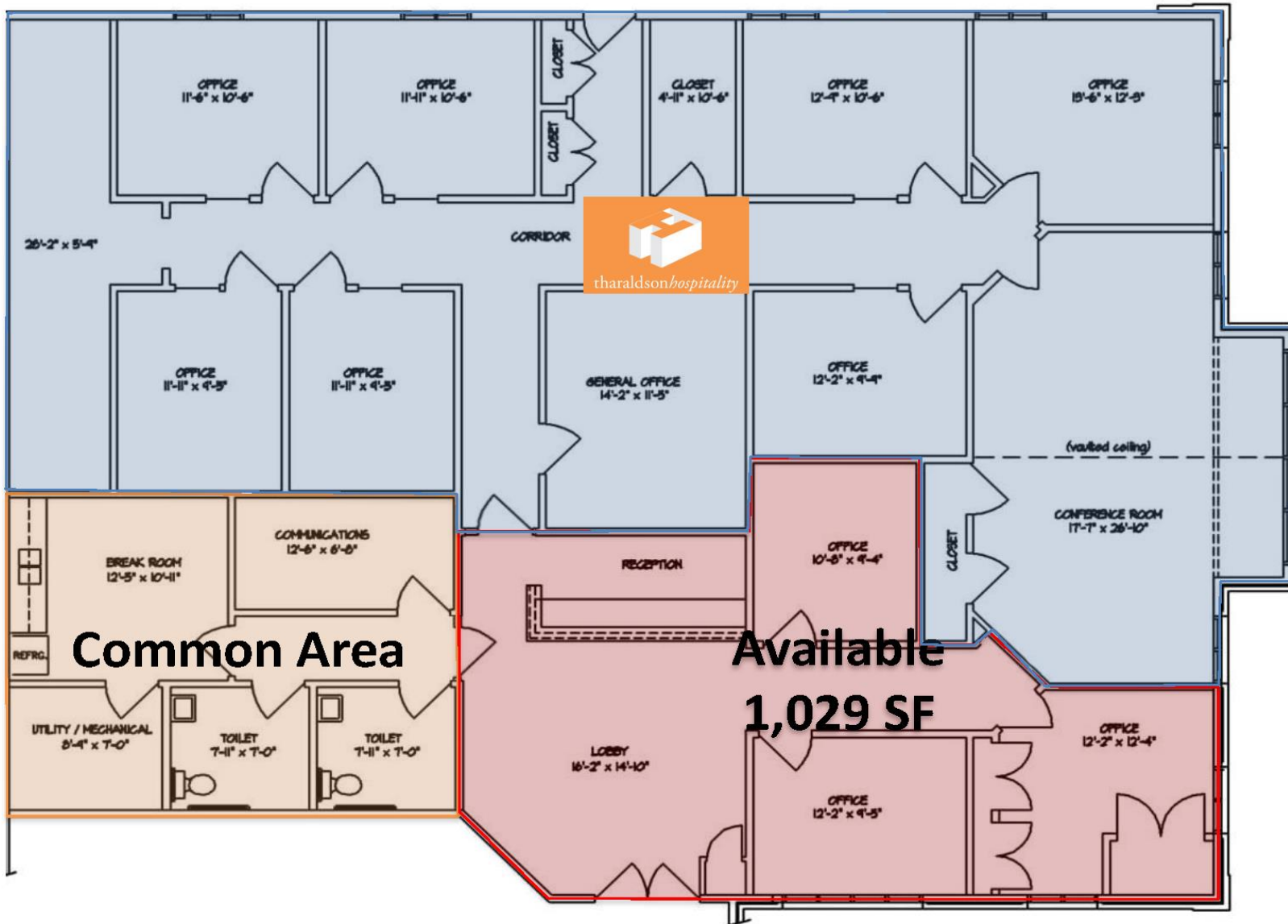
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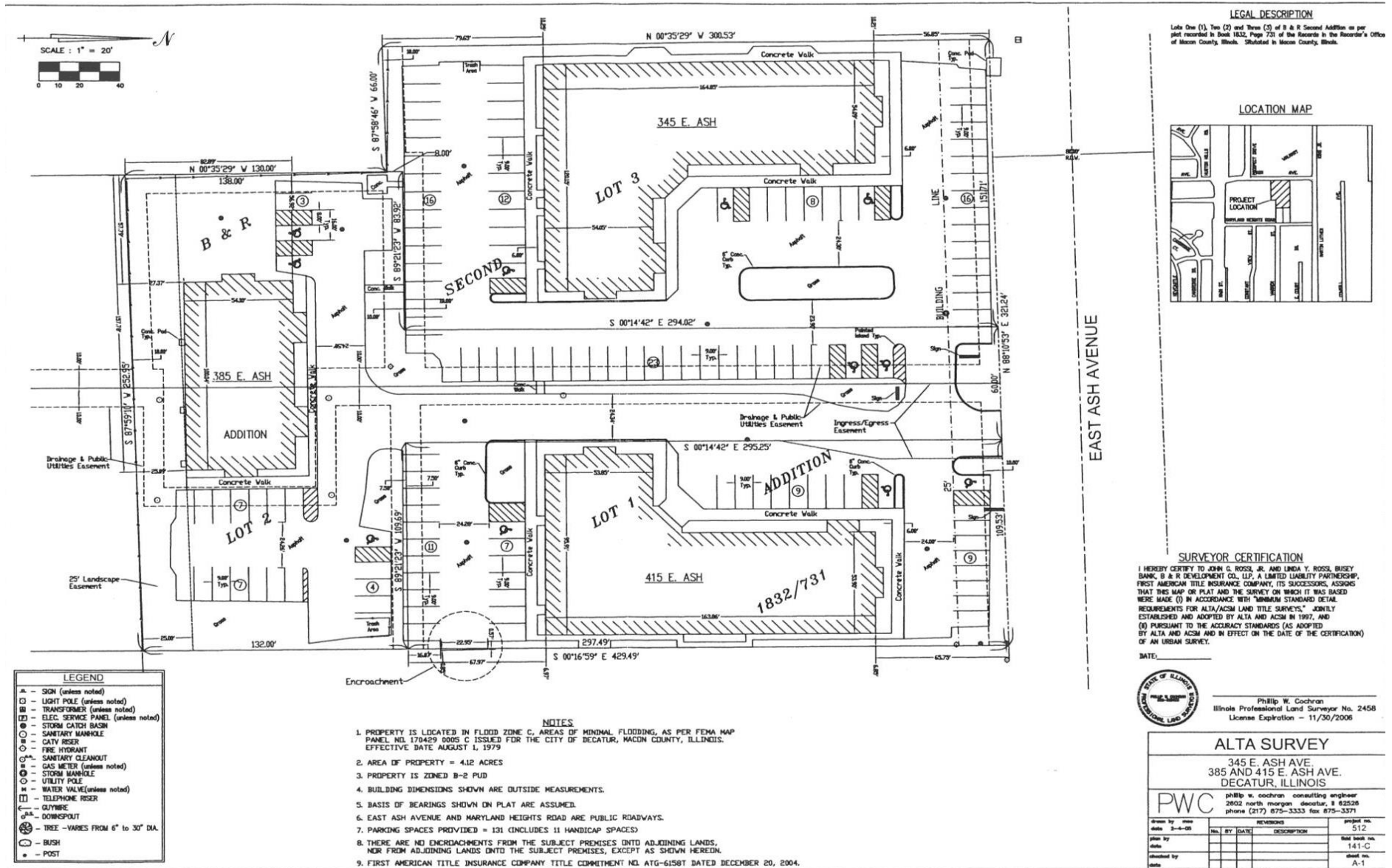
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Google Earth

Image Landsat / Copernicus

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# Contact



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## **AJ Thoma III, CCIM, SIOR**

Senior Vice President –

Commercial Brokerage

Illinois Licensed Real Estate Broker

**C: 217.520.3299**

**O: 217.403.3425**

**[ajt@cbcdr.com](mailto:ajt@cbcdr.com)**

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## **CBCDR Main Office**

201 W. Springfield Ave., 11<sup>th</sup> Floor

Champaign, IL 61820

217-352-7712



365 -385 E. Ash Ave.

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