



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 410 E University Ave

\$20.00 & \$23.00 / SF Gross



**FOR LEASE**

## 410 E University Ave

Champaign, IL 61820

### PROPERTY DESCRIPTION

Property features around 90 parking space and has fiber to the building.

Lessor pays for RE Taxes, building Insurance, CAM, and maintenance and repairs to HVAC and mechanicals of the spaces. Lessee responsible for replacing light bulbs.

**Suite 104:** This suite is 2,250 SF located on the west side of the building. It has wide open space with a reception area, full kitchen, two private offices, breakroom, and two restrooms.

**Suite 200 East:** This suite is located on the west side of the building on the second floor. The second floor is serviced by an elevator and two stair cases making it ADA accessible. The suite was recently remodeled in 2018 with Class A office finishes. Its main access is off of the west parking lot. The space features six private offices (all with windows), open work area with skylights allowing lots of nature light into the space, and two restrooms each with showers. The large conference room is shared with the HDF Group (who is the tenant in the other half of the second floor). The open area of the space currently contains nine cubicles that can either stay or be removed. The offices are also furnished but the furniture can be removed if needed.

**2,250 & 3,080 SF**

**OFFICE**

#### LEASE PRICE

Suite 104: \$20/ SF  
Suite 200: \$23/ SF

#### LEASE TYPE

Gross

#### AVAILABLE SPACE

**Suite 104:** 2,250  
SF  
**Suite 200:** 3,080  
SF

#### TAX PIN

46-21-07-329-014

#### ZONING

CG- Commercial  
General

#### YEAR BUILT

1994



**ZACH WETHERELL, CCIM**

217-403-3374

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cbcdr.com



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DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
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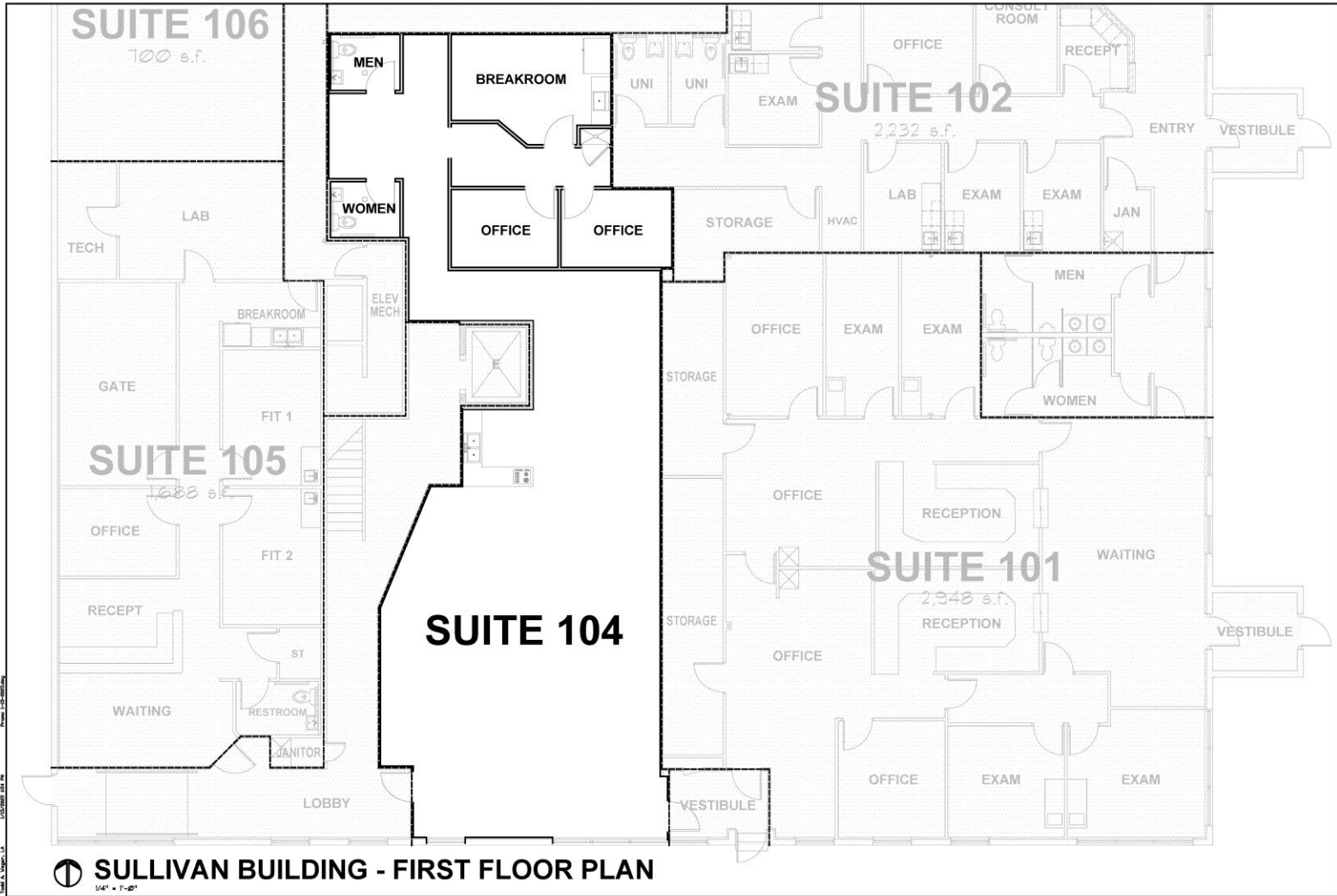
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## FLOOR PLAN – SUITE 104



**ZACH WETHERELL, CCIM**  
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## FLOOR PLAN – SUITE 200



**ZACH WETHERELL, CCIM**

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