

Freestanding Retail/Office For Lease



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2103 N. Dunlap Ave.
Champaign, IL 61820**

AJ Thoma III, CCIM, SIOR

C: 217.520.3299

O: 217.403.3425

E: AJT@CBCDR.com

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial 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 Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Freestanding Retail/Office For Lease



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS contains descriptive materials, and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CS and/or any other Information concerning the Property; (5) you will not provide this CS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Freestanding Retail/Office For Lease

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this freestanding retail/office building formally used as an attorney's office, gallery, and most recently office space. The space currently consists of: large reception area with adequate waiting space, large room (potentially conference room), 4 private offices, 1 very large private office, smaller conference room, and two restrooms. There are 14 unmarked parking spaces on the north side of the building. Tenant is responsible for rent, all utilities, and snow removal/salting (sidewalks only). The property is located in Champaign, however is subject to Savoy Zoning: C1 – General Commercial.

Subject property is located on North Dunlap/S Neil/Rt. 45 just south of the intersection of Neil and Windsor. The building features high visibility and ease of access. The S Neil St./N. Dunlap/Rt. 45 corridor is full of retail and office businesses spanning throughout Champaign and Savoy.

Property Information

Address	2103 N. Dunlap Ave Champaign, IL 61820
Lease Price	\$18.00/SF Modified Gross
Available SF	3,160 SF
Zoning	C1 – General Commercial
Year Built	1970
Parking	14
PIN	30-20-25-201-002



Freestanding Retail/Office For Lease



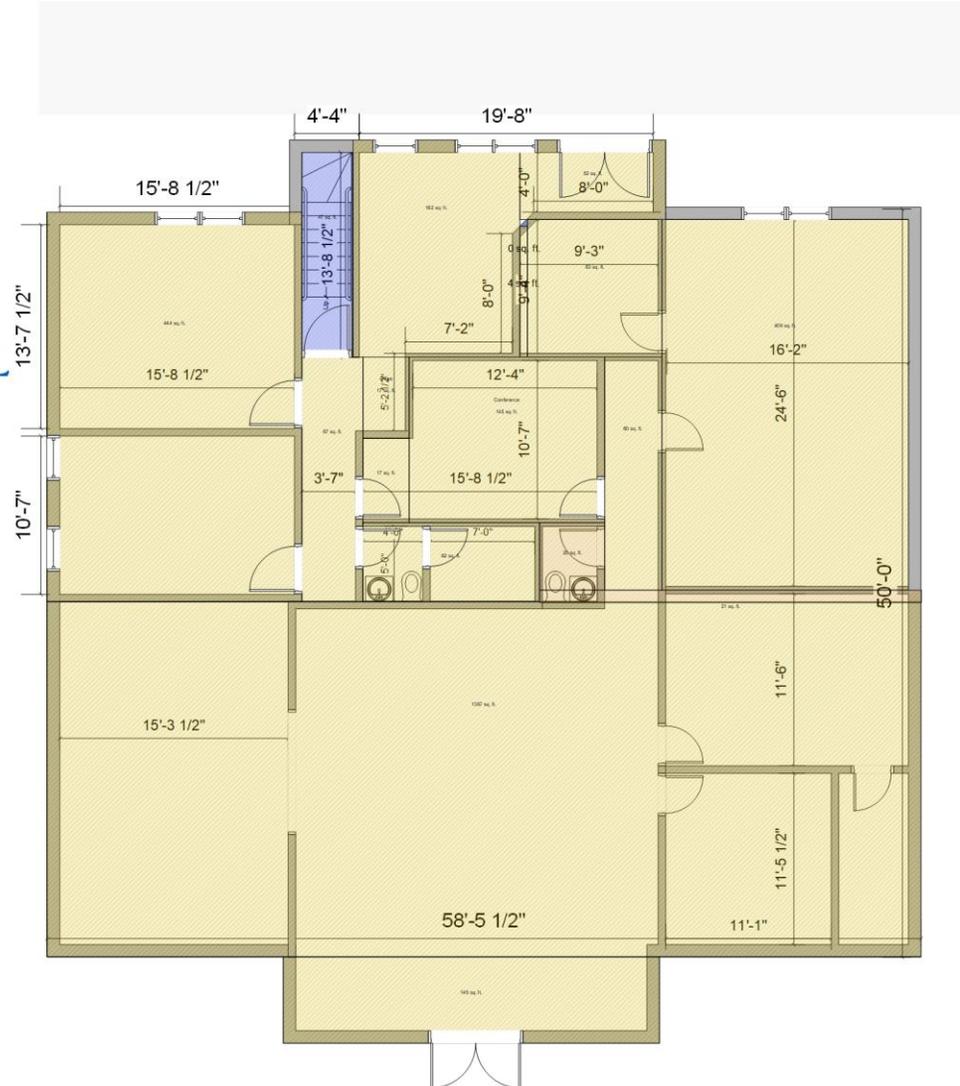
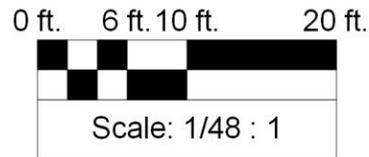
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FLOOR PLAN

**2103 N. Dunlap
Champaign, IL 61820**

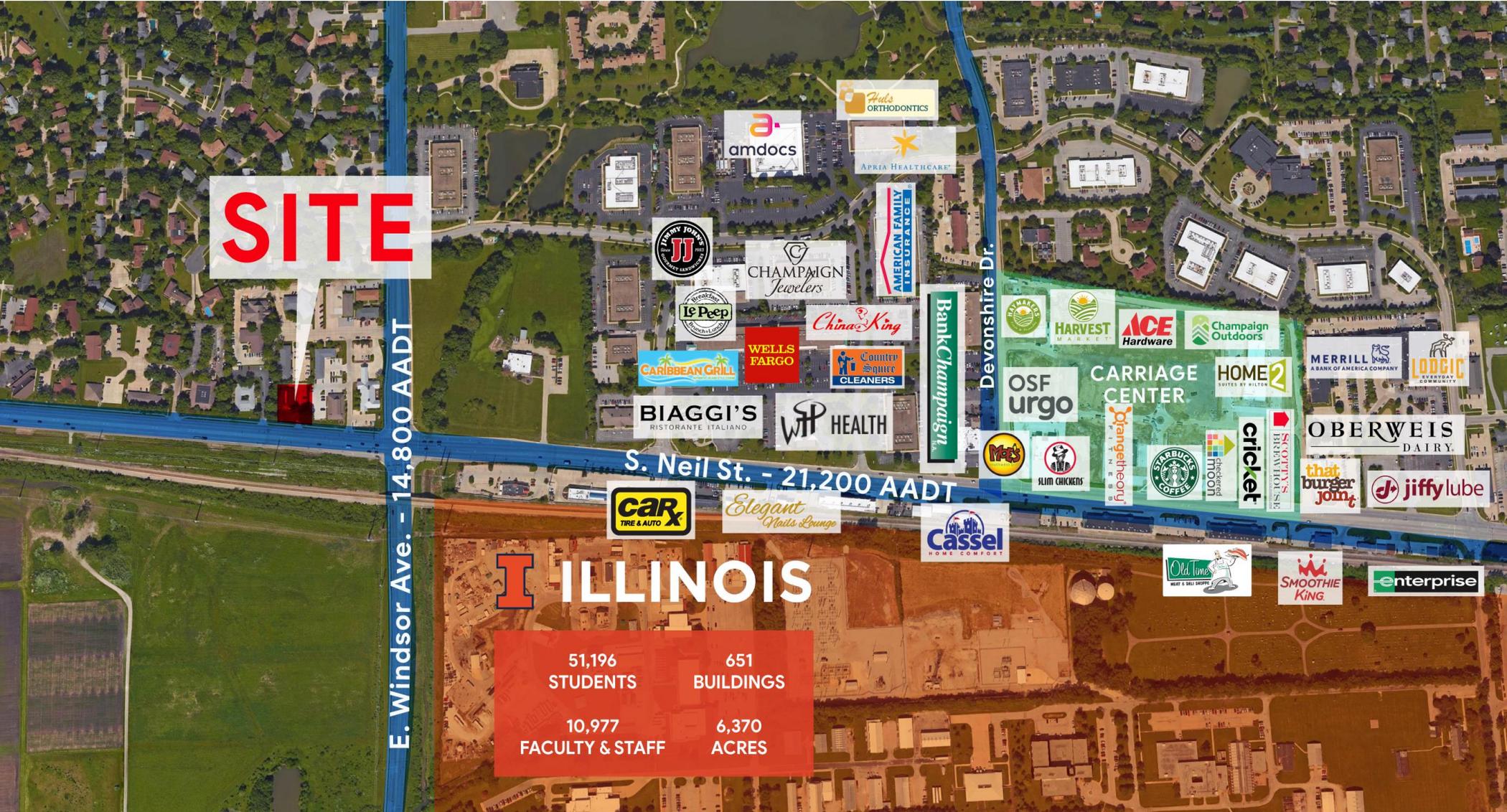


DEVONSHIRE REALTY



Freestanding Retail/Office For Lease

AERIAL



Freestanding Retail/Office For Lease



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONTACT

AJ Thoma III, CCIM, SIOR

Senior Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor

Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Great Visibility
- High Traffic Counts
- Large Offices/Open Layout
- Freestanding Building