

AVAILABLE

# INCOME & REPOSITIONING OPPORTUNITY

3290 E MAIN STREET – DANVILLE, IL

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**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

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# 3905 N. MAIN STREET DANVILLE IL



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# 3905 E MAIN STREET DANVILLE IL



**PURCHASE PRICE: \$3,125,000**

## EXECUTIVE SUMMARY

Coldwell Banker Commercial Devonshire Realty has been retained to market for sale the fee-simple interest in 3905 E Main Street, in Danville, IL.

Located in the **Mervis Innovation Business Park**, 3905 E Main Street is a 63,123 square foot institutional-quality office facility situated on 7.45 acres in Danville, Illinois. Originally developed for and occupied by Health Care Service Corporation d/b/a Blue Cross Blue Shield, the property is currently leased on an **Absolute NNN basis** through **January 31, 2028**, providing immediate cash flow while creating a unique value-add repositioning opportunity.

**Blue Cross Blue Shield** has publicly announced plans to retain a Danville presence, but will transition operations to a remote workforce model and is expected to vacate the facility during Summer 2026. As a result, investors have the rare opportunity to acquire a stabilized income-producing asset with approximately **eighteen (18) months of remaining term** while simultaneously planning for the property's next phase of use.

Given the limited inventory of large block office space in the Danville market, the property's use extends beyond traditional office occupancy. Potential future applications include **light industrial conversion**, manufacturing support operations, data processing, flex industrial redevelopment, or adaptive reuse. The remaining lease term offers a valuable runway to new opportunities, pursue entitlement strategies, and execute a thoughtful repositioning plan while benefiting from **in-place rental income**.

## TRANSACTION SUMMARY

ADDRESS	3905 E MAIN ST, DANVILLE, IL 61834
SQUARE FOOTAGE	63,123 SF (45,612 SF OPEN OFFICE)
ACREAGE	7.45 Acres
PARCEL NUMBERS	23-12-200-001, 23-12-100-023
YEAR BUILT	1991
PARKING	475 SPACES
ZONING	I-1 LIGHT INDUSTRIAL (CONFORMING USE)
TENANT ENTITY (USER)	HEALTH CARE SERVICE CORPORATION D/B/A/ BLUE CROSS BLUE SHIELD
LEASE TYPE	ABSOLUTE NNN
LEASE EXPIRATION	JANUARY 31, 2028
PLANNED VACATION	SUMMER 2026
CURRENT RENT	\$455,468.76 ANNUALLY (\$7.29 / SF)
REAL ESTATE TAXES	\$81,360.20 (\$1.30 / SF)
YEAR ONE NOI (\$ / SF)	\$455,000
CAP RATE	14.6%
POWER	1,600 AMP @ 480 V 3-PHASE
CEILING HEIGHT	~16' 6" TO JOIST
RECENT IMPROVEMENTS	ROOF (DEC 2018 – 30 YR TRANSFERRABLE WARRANTY), EXTERIOR PAINT, IRRIGATION SYSTEM (2023), 3-RTU'S (2024-25)
AVAILABLE FOR LEASE	LEASE RATE FOR FUTURE USER IS NEGOTIABLE

# 3905 E MAIN STREET DANVILLE IL



**PURCHASE PRICE: \$3,125,000**



**LEASE RATE: NEGOTIABLE**

## INVESTMENT HIGHLIGHTS

Acquire a below replacement cost institutional facility with current income, significant infrastructure, industrial zoning, and multiple exit strategies.

- **Current Income Stream through January 2028:** Blue Cross Blue Shield remains contractually obligated under an Absolute NNN lease through January 31, 2028, providing immediate and predictable income while ownership evaluates future leasing, redevelopment, or repositioning opportunities.
- **Below Replacement Cost Acquisition:** Opportunity to acquire a modern institutional-grade facility at a fraction of today's development costs. Replicating the building's size, infrastructure, parking capacity, and site improvements would require a substantially higher capital investment in the current construction environment.
- **Significant Recent Capital Investment:** Ownership has invested heavily in maintaining and upgrading the asset, including a new roof, two new rooftop HVAC units, upgraded air handling systems, new fire alarm panel and strobes, exterior paint, and irrigation improvements – minimizing near-term capital expenditure requirements for a future owner.
- **Rare Large-Block Occupancy Opportunity:** One of the few facilities in East Central Illinois capable of accommodating a single tenant requiring 50,000+ square feet. The property's scale and efficient layout position it to serve a broad range of office, operational, technology, healthcare, educational, and industrial users.
- **Immediate Occupancy for Large Corporate User:** Move-in ready condition with over 45,000 SF of open office area, conference facilities, training rooms, upgraded restrooms, raised-floor server infrastructure, and extensive employee amenities. One of the few facilities in East Central Illinois capable of accommodating a 500+ employee operation with minimal capital expenditure.
- **Flexible Floor Plan with Multi-Tenant Potential:** The building's design allows for demising into at least four (4) distinct occupancy areas, creating flexibility for multi-tenant leasing strategies, phased redevelopment, or future owner-user occupancy.
- **Industrial Zoning Creates Significant Repositioning Flexibility:** Zoned I-1 Light Industrial, allowing ownership to pursue a broad range of future uses beyond traditional office occupancy.
- **Multiple Exist Strategies:** Whether pursuing continued office occupancy, industrial conversion, multi-tenant leasing, owner-user acquisition, technology deployment, or long-term redevelopment, investors benefit from a unique combination of current income, physical functionality, and future optionality rarely available in assets of this scale.

# 3905 E MAIN STREET DANVILLE IL

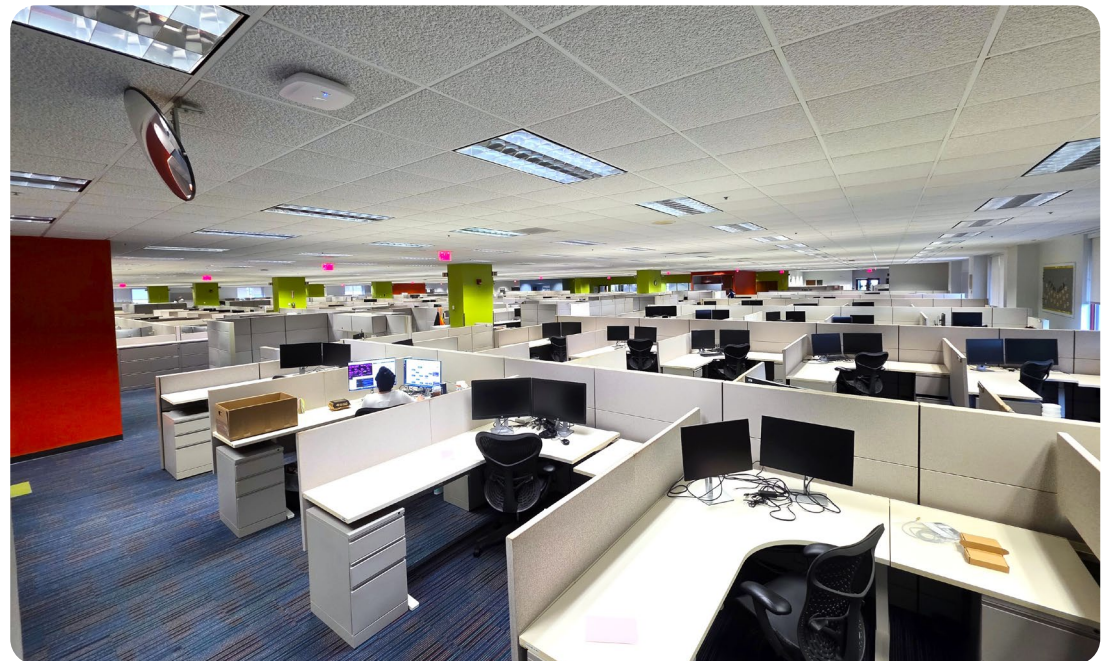
## FACILITY OVERVIEW

### FLOOR PLAN SPECIFICATIONS

OFFICES	7 – WINDOWS, 4 – INTERIOR
CONFERENCE ROOMS	1 – LARGE, 2 – MEDIUM
RECEPTION	1 – LARGE
Huddle Rooms	4 – SMALL
SERVER ROOMS	1 – MAIN CONTROL W/ RAISED FLOOR, 4 – SMALL IT / STORAGE
TRAINING ROOMS	4 – LARGE
RESTROOMS	2-SETS, NEWLY REMODELED (WOMENS – 14 STALLS, MENS – 4 STALLS, 2 URINALS)
KITCHEN	1 – LARGE BREAK ROOM 1 – KITCHEN / VENDING W/ SINK
STORAGE	1 – LARGE, 1 – JANITORS CLOSET, 2 – COAT
PATIO	1 - EXTERIOR
MAIL ROOM	1 – LARGE
MECHANICAL ROOMS	1 – ELECTRICAL, 1 – UPS BATTERY BACKUP
EXTERIOR EXITS	9 – TOTAL
OCCUPANCY	631 MAX OCCUPANCY

### FACILITY SPECIFICATIONS

TRUSS HEIGHT	16' 16"
DECK HEIGHT	18' 11"
SPRINKLER HEIGHT	11'
DROP CEILING HEIGHT	11'
AIR HANDLER	REPLACED 2019
SERVER ROOM LIEBERT	ALL NEW DUCTWORK & LINES
ALARM PANEL	NEW PANEL + STROBES (2024)
RTU-1 & 1-A	60-TON CARRIER (2016)
RTU 2	12.5-TON CARRIER (2024)
RTU 3	12.5-TON CARRIER (2011)
RTU 4 & 5	12.5-TON CARRIER (2025)
CONTROL ROOM LIEBERT	10-TON (2023)
ELECTRICAL ROOM RTU	3-TON (2017)



# 3905 E MAIN STREET DANVILLE IL

## FACILITY & PROPERTY HIGHLIGHTS

The facility features a **highly functional layout** with more than 45,000 square feet of open office space, extensive training and conference facilities, raised-floor server infrastructure, upgraded mechanical systems, and abundant parking for 475 vehicles. Unlike many traditional office buildings, the property was constructed with characteristics that support alternative uses, including 18'11" clear height to the roof deck, robust **1,600-amp 480V 3-phase electrical service**, multiple points of ingress/egress, and a large site capable of supporting future expansion, outdoor storage, or redevelopment.



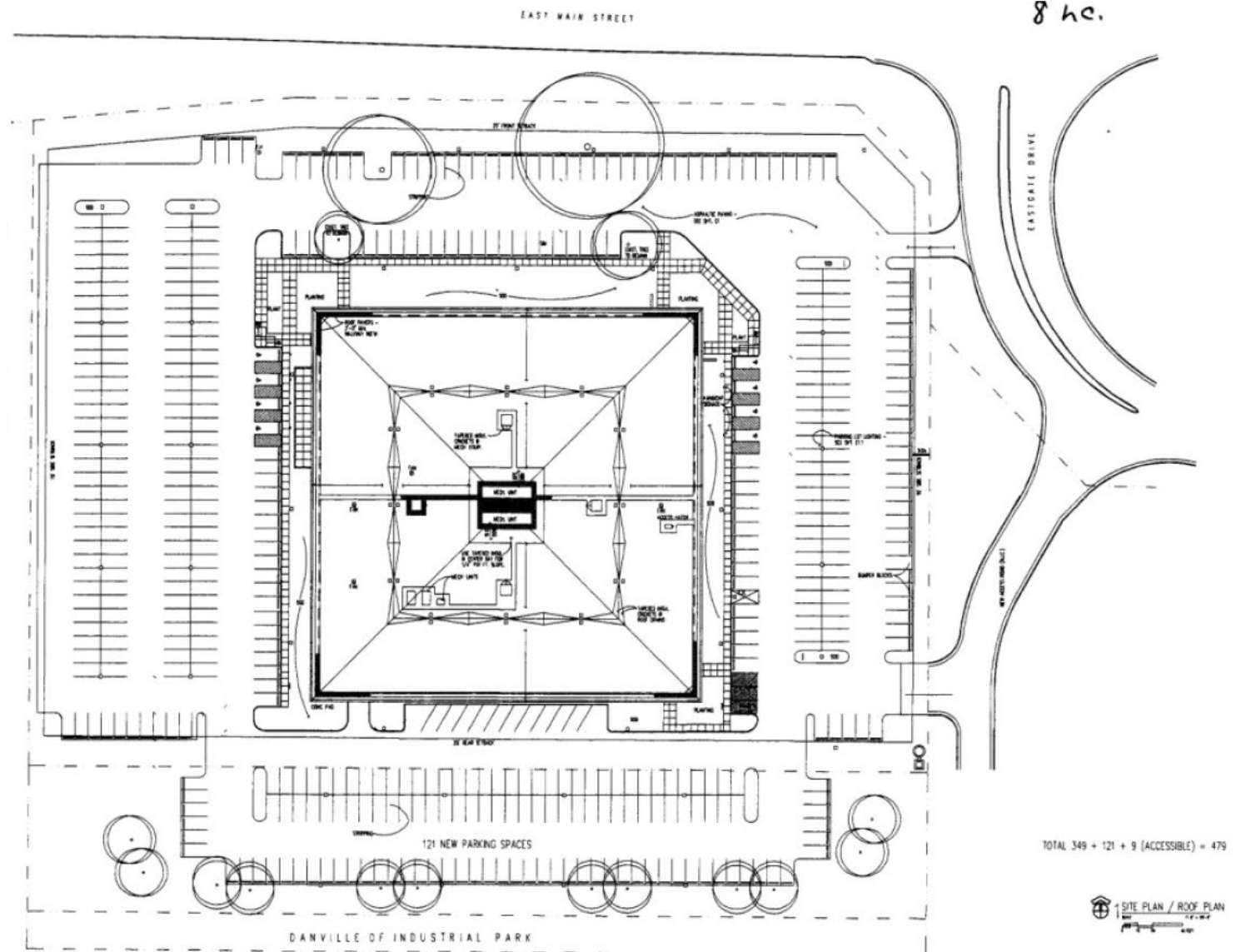


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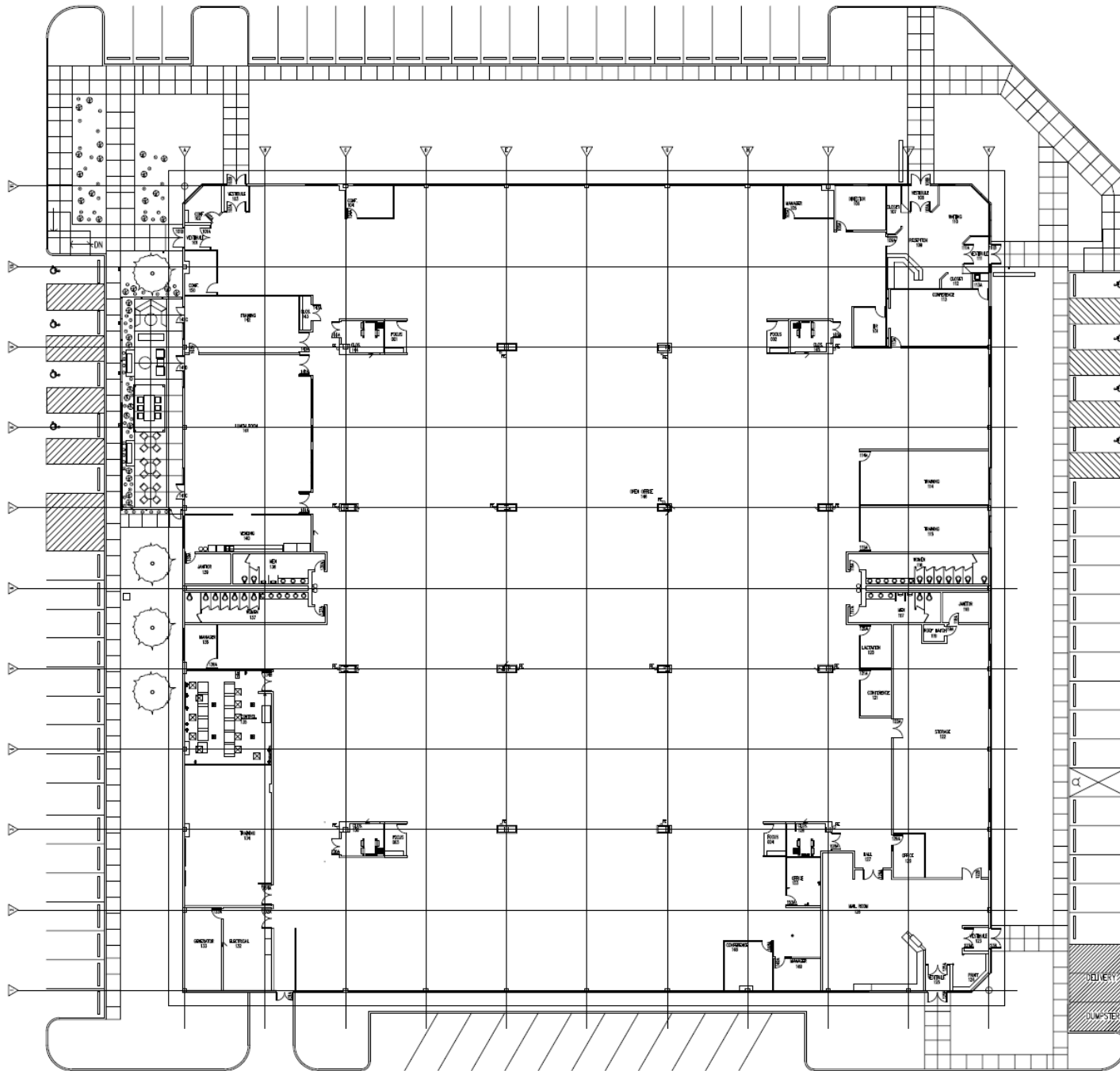
## SITE PLAN

3905 E Main Street is situated on a 7.45-acre site with excellent circulation, visibility, and accessibility. The site features 475 parking spaces, providing capacity well in excess of typical office requirements and creates flexibility for a wide range of future uses.

The site's size and configuration provide opportunities for future expansion, outdoor amenities, or redevelopment, while multiple access points facilitate efficient employee and visitor traffic flow.



# 3905 E MAIN STREET DANVILLE IL



## FLOOR PLAN

The building's floor plan was originally designed to support a major corporate user and combines approximately 45,000 square feet of open office area with a complementary mix of private offices, conference rooms, training rooms, huddle spaces, and support areas.

While currently configured as office space, the building's open floor plate, limited interior structural constraints, nearly 19-foot deck height, and industrial zoning create a compelling opportunity for adaptive reuse. Future ownership may explore conversion to flex, light industrial, research and development, assembly, or other alternative commercial uses as market demand evolves.

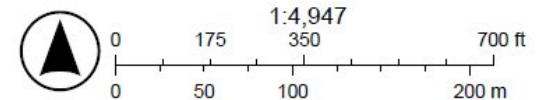
# 3905 E MAIN STREET DANVILLE IL

Vermilion County GIS



6/9/2026, 2:26:41 PM

PARCEL MAP



# 3905 E MAIN STREET DANVILLE IL

## NEARBY AMENITIES & BUSINESSES



# COMMUNITY HIGHLIGHTS



## AIR ACCESS

**Willard Airport (CMI)**  
Served by American Airlines and United Airlines with direct flights to Chicago & Dallas

**Indianapolis International Airport (IND)**

## TRAIN & BUS ACCESS

**Danville Mass Transit, Amtrak, Jefferson Lines, Greyhound & More**  
Service to Chicago, Indianapolis, Kansas City, New Orleans and beyond

## TOTAL POPULATION

**Vermilion County:**  
**74,188 residents**  
(2020 Census)

**Median Age of 40**

## DEMOGRAPHICS

**Bachelor's Degree or Higher:** 19%

**Household Median Income:** \$45,957

## VERMILION COUNTY QUICK FACTS

- Strategic Midwest location along the Interstate 74 corridor
- Immediate access to Interstate 74, with convenient connections to Interstate 57, Interstate 65, and Interstate 70
- Affordable housing and overall cost of living
- Quality healthcare and medical services
- Easy commuting and minimal traffic
- Strong local economic development support through Vermilion Advantage and the City of Danville
- Potential eligibility for state and local business incentive programs.
- Growing industrial and manufacturing presence throughout East Central Illinois and Western Indiana

## WORKFORCE & ECONOMIC DRIVERS

- Access to a cost effective and quality labor which exceeds 250,000 residents within a 45-minute drive
- Established Danville Area Community College and University of Illinois workforce pipeline
- Proven market for large-scale employers with a long history of supporting healthcare, insurance, manufacturing, logistics, customer service, and administrative operations
- Home to major regional employers, including Blue Cross Blue Shield, OSF Healthcare, Carle Health, PepsiCo, and ThyssenKrupp
- Competitive labor costs and strong workforce retention
- Proximity to the University of Illinois, one of the nation's leading research institutions

# 3905 E MAIN STREET DANVILLE IL



## LOCATION HIGHLIGHTS

- 3905 E Main Street is positioned in the Mervis Innovation Business Park, one of Danville's leading business and employment centers. The park is home to a diverse mix of corporate, technology, hospitality, and industrial users, creating a dynamic environment that supports continued investment and economic growth in Vermilion County.
- Located less than ½ mile from I-74 Interstate, this strategic location allows businesses to serve both Illinois and Indiana markets while benefiting from lower occupancy costs while still having convenient access to larger metropolitan areas.

## REGIONAL DRIVE TIMES & NEARBY TRAFFIC COUNTS

CHAMPAIGN-URBANA	39 MILES	40 MINS
INDIANAPOLIS	88 MILES	1 H 20 MINS
CHICAGO	138 MILES	2 H 30 MINS
ST. LOUIS	220 MILES	3 H 15 MINS
TRAFFIC COUNT	6,750 DAILY (E MAIN ST)	5,250 DAILY (LYNCH RD)

# BROKERAGE CONTACT INFORMATION



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