

AVAILABLE

INCOME & REPOSITIONING OPPORTUNITY

3290 E MAIN STREET – DANVILLE, IL

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: ajt@cbcdr.com

Dana Flinn-Freeland

O: 217.318.3496

E: dana@cbcdr.com



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to lease 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, financial information 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 leasing 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 financial information contained herein are qualified in their entirety by reference to the actual documents. 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The Property may be leased or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.

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.

3290 N. MAIN STREET DANVILLE IL



TABLE OF CONTENTS

EXECUTIVE SUMMARY	04
INVESTMENT HIGHLIGHTS	05
FACILITY OVERVIEW	06
PHOTOGRAPHY	08
BUILDING PLANS	09
LOCATION & COMMUNITY HIGHLIGHTS	13

3290 E MAIN STREET DANVILLE IL



EXECUTIVE SUMMARY

Coldwell Banker Commercial Devonshire Realty has been retained to market for sale the fee-simple interest in 3290 E Main Street, in Danville, IL.

Located in the **Mervis Innovation Business Park**, 3290 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	3290 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

3290 E MAIN STREET DANVILLE IL



PURCHASE PRICE: \$3,125,000



LEASE RATE: NEGOTIABLE

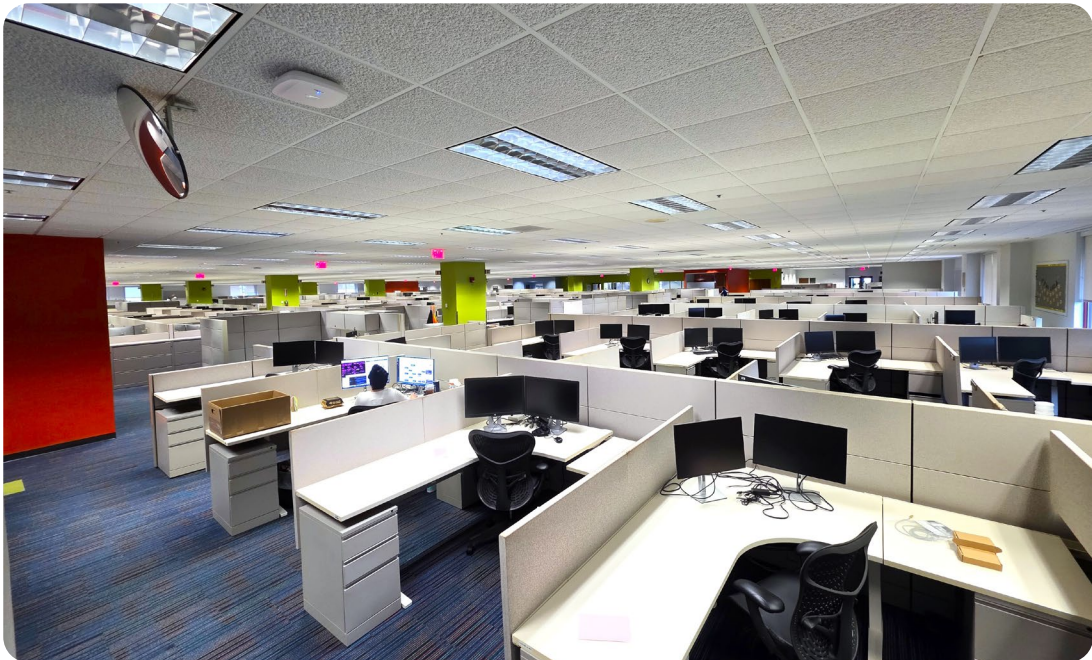
INVESTMENT HIGHLIGHTS

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 Exit 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.

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)



3290 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.



3290 E MAIN STREET **DANVILLE IL**

INTERIORS

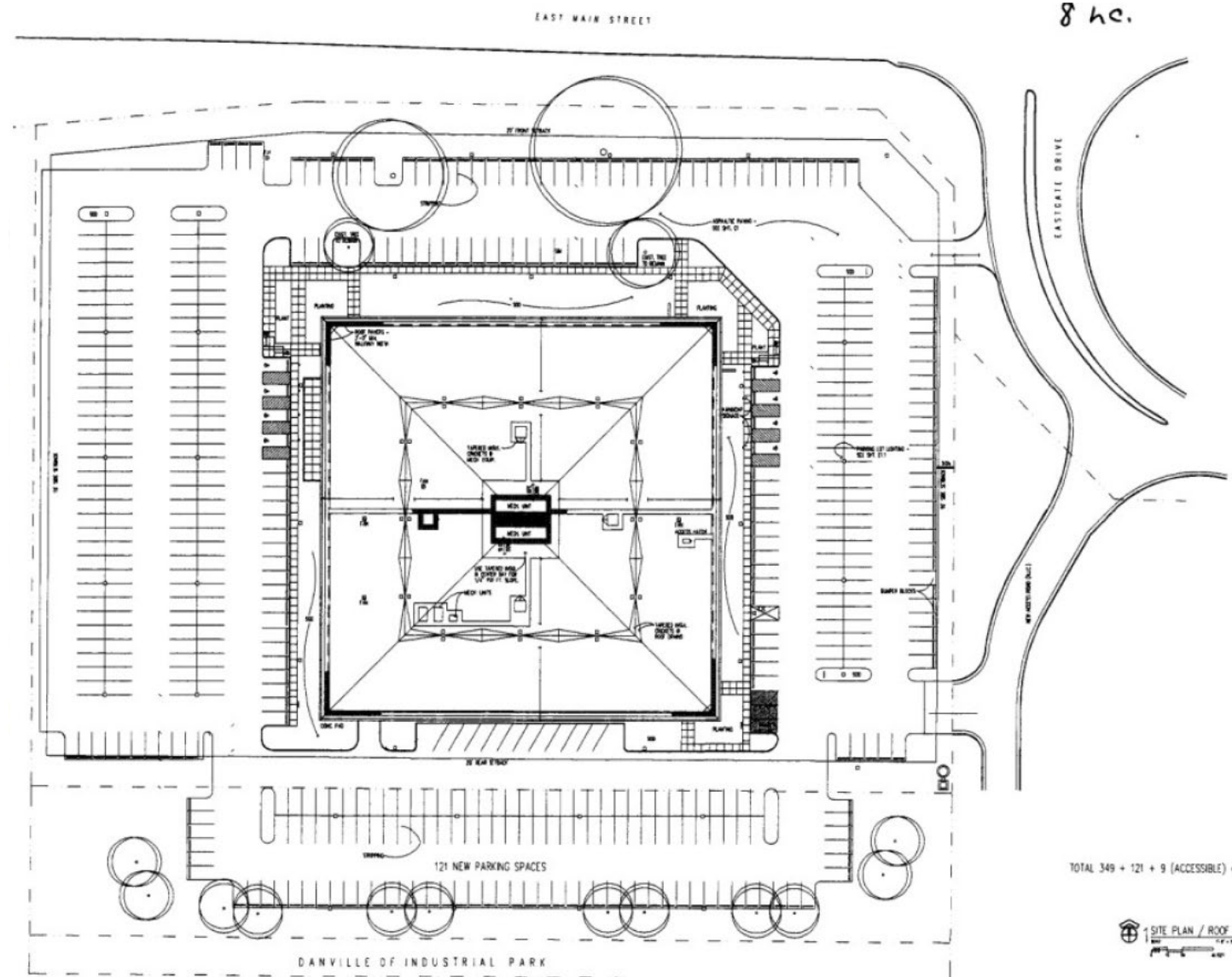


3290 E MAIN STREET DANVILLE IL

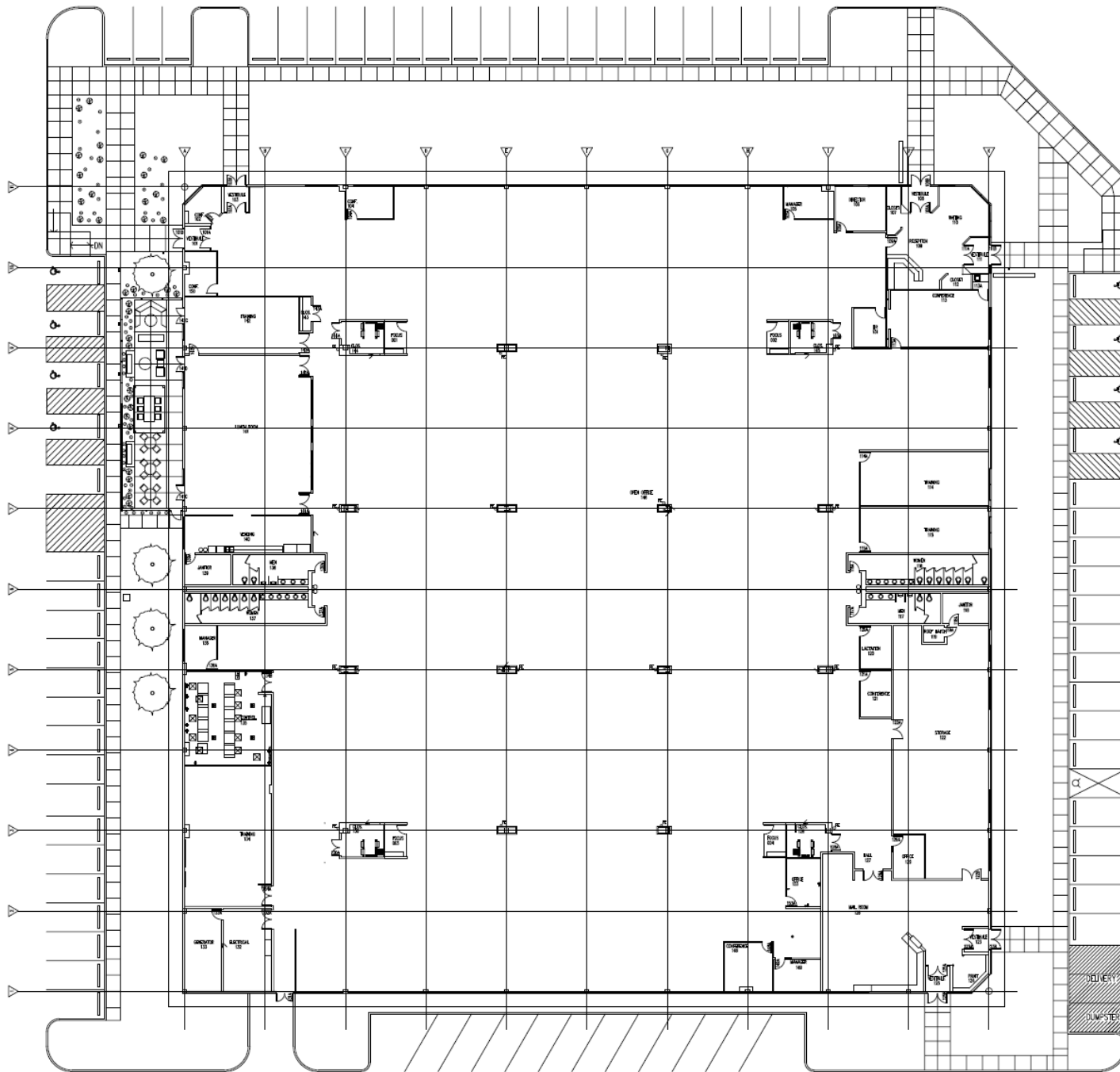
SITE PLAN

3290 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, equipment storage, or redevelopment, while multiple access points facilitate efficient employee and visitor traffic flow.



3290 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.

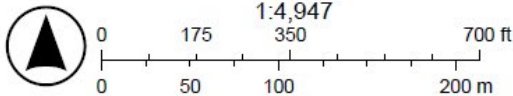
3290 E MAIN STREET DANVILLE IL

Vermilion County GIS



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

PARCEL MAP



3290 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

3290 E MAIN STREET DANVILLE IL



LOCATION HIGHLIGHTS

- 3290 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



AJ Thoma III, CCIM, SIOR

Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate
Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com

