



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

LATITUDE

\$14.00 - \$16.00 / SF / NNN



FOR LEASE

608 E. University Ave.,

Champaign, IL 61820

CLASS A

RETAIL

BUILDING SIZE

21,108 SF

AVAILABLE SF

1,372-3,370 SF

PARKING

Approx. 65

YEAR BUILT

2016

ZONING

CB1 – Central Business
Urban Fringe

NNN EXPENSE

\$6.50/ SF

PROPERTY DESCRIPTION

Latitude is a Class A, two building, six story mixed-use development consisting of 21,100 SF of first floor retail/restaurant/office space spanning two city blocks and 324 units/519 beds luxury apartments on the 2nd-6th floors. The west building is fully leased. The east building currently has space ranging in size from 1,441-3,370 SF and can be demised per tenant needs. Tenant space will be delivered in 'Grey Shell' with \$50/USF in tenant improvement allowance. Additional outdoor patio area is available for retail/restaurant use and the building features high speed fiber internet. Parking is located on the north side of the building along with metered spots along the street.

The former Bearology space is 772 SF usable and 1,372 SF rentable. The space has an open counter with plumbing for brewing coffee and making drinks, back room for storage and a student lounge area.

AREA DESCRIPTION

Located along East University Ave. (21,800 VPD) in Champaign between Fifth and Wright Street and just North of the University of Illinois Engineering Campus. Property is located with close proximity to OSF Hospital, Carle Hospital, and Downtown Champaign.



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**COLDWELL BANKER COMMERCIAL
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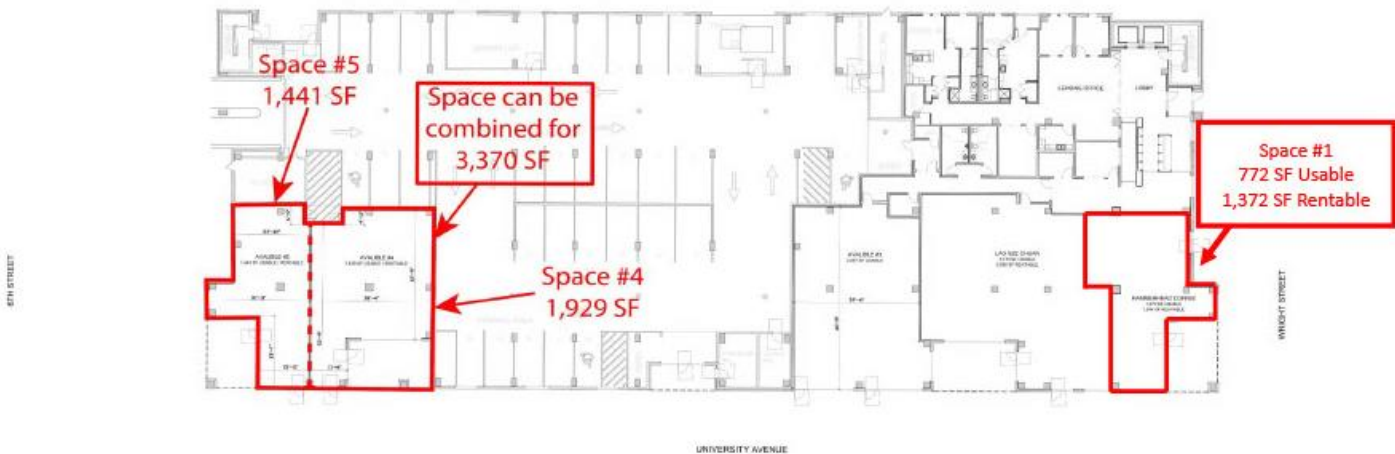


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FLOOR PLAN



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AERIAL



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