



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Office/Retail/Medical

\$20 - \$22/ SF Gross



FOR LEASE

410 E University Ave

Champaign, IL 61820

2,250 - 4,540 SF

OFFICE

LEASE PRICE

Suite 102: \$22/ SF
Suite 104: \$20/ SF

AVAILABLE SPACE

2,250 SF or 2,290 SF

ZONING

CG- Commercial General

LEASE TYPE

Gross

TAX PIN

46-21-07-329-014

YEAR BUILT

1994

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 102: The suite was recently remodeled with Class A office finishes. Its main entrance is off of the east parking lot. The space features a large waiting area with access to common area restrooms (ADA accessible) for clients/patients but also has private restrooms in the suite. There are five exam rooms (which can easily be converted to private offices), two private offices, reception counter, storage room, and breakroom. Suite 102 has access to signage along University and Fifth Street.

Suite 104: This suite is 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 102 & 104 can be combined to create 4,540 SF of contiguous space.



ZACH WETHERELL, CCIM

217-403-3374

zach.wetherell@cbcdr.com
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.



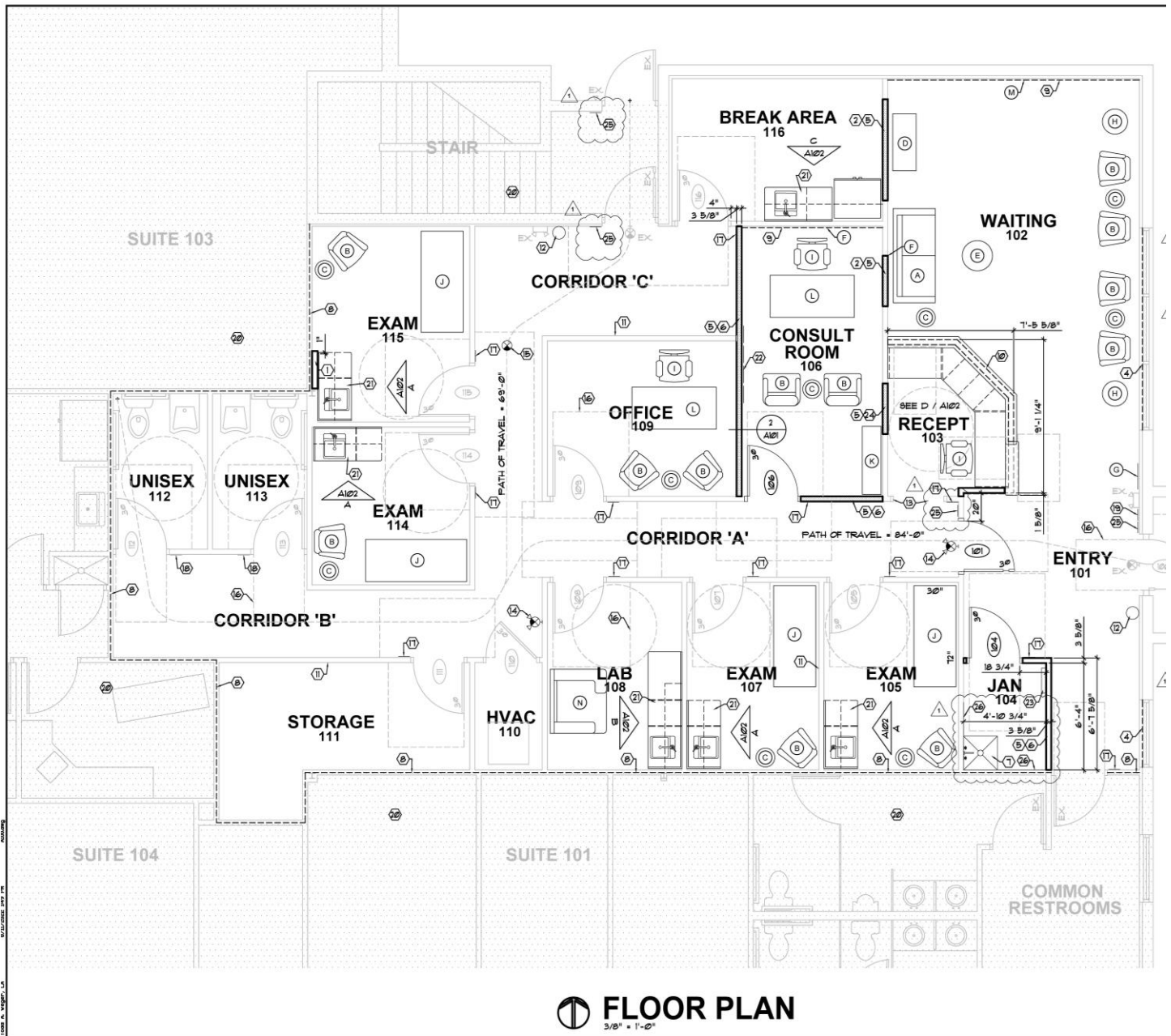
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Office/Retail/Medical

\$20 - \$22/ SF Gross

**FOR
LEASE**

FLOOR PLAN – SUITE 102



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
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.



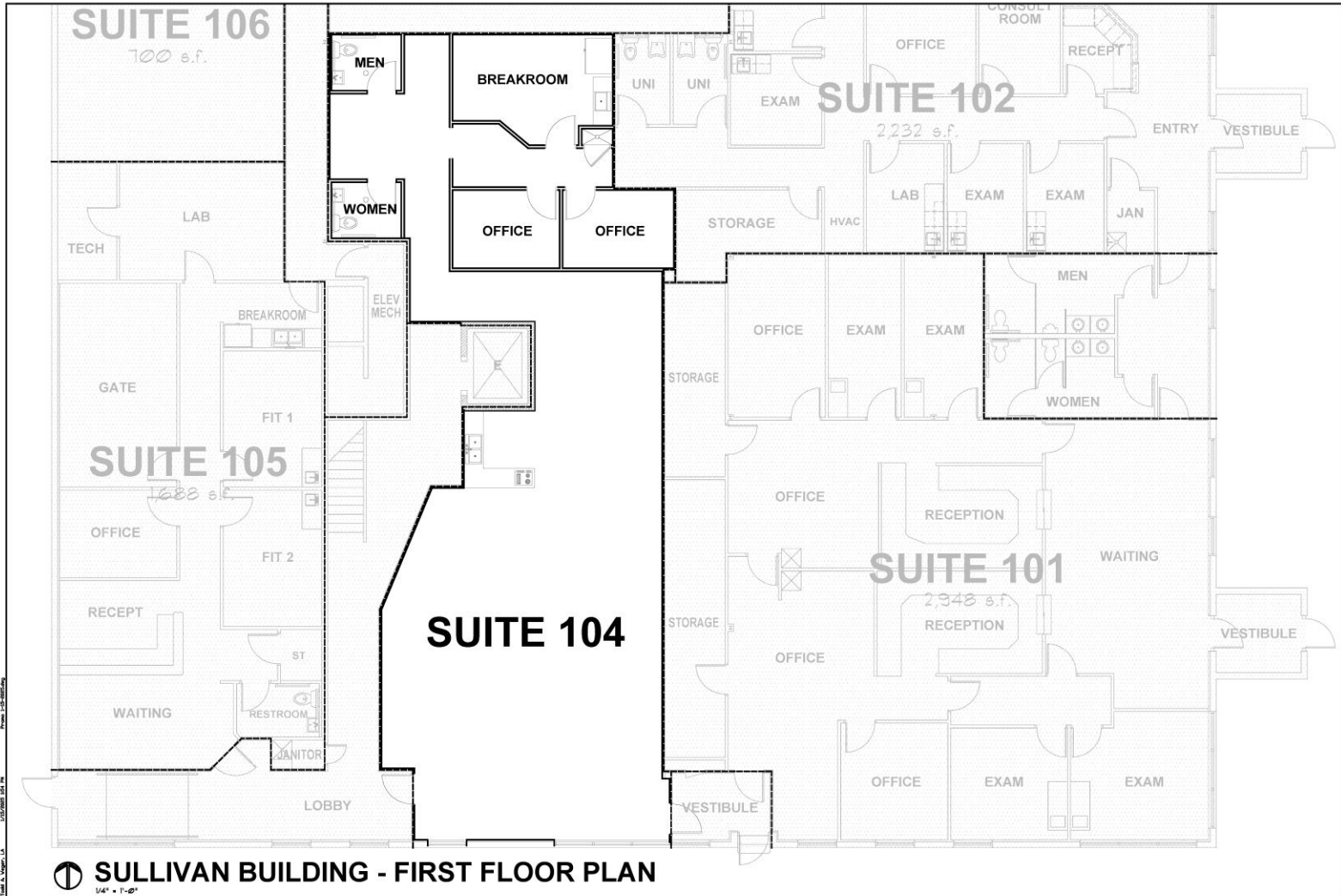
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Office/Retail/Medical

\$20 - \$22/ SF Gross

**FOR
LEASE**

FLOOR PLAN – SUITE 104



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
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.