

Freestanding Retail/Office For Lease



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



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

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
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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	\$20.00/SF Modified Gross
Available SF	3,160 SF
Zoning	C1 – General Commercial
Year Built	1970
Parking	14
PIN	30-20-25-201-002



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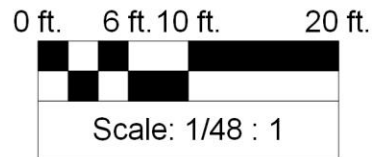
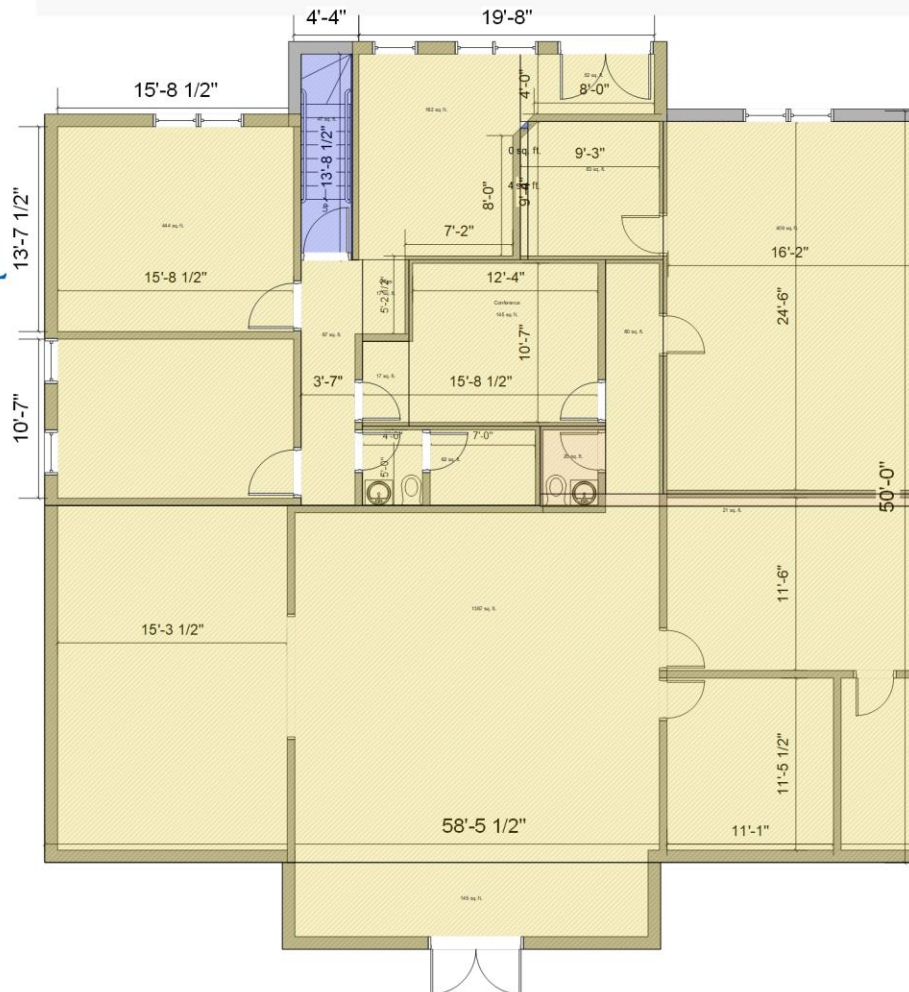
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FLOOR PLAN

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PROPERTY HIGHLIGHTS

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