

Offering Memorandum



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Midtowne Plaza Office/Retail

401 N Keller Dr.
Effingham, IL 62401

6,000 SF Available

Zach Wetherell
217.403.3374
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PROPERTY DESCRIPTION

Offering the middle two condo units for sale, which total 6,000 SF. Suite 2 is 2,000 SF and currently vacant and ready for occupancy, and Suite 3 is occupied by Carle Clinic, which is a regional healthcare provider with a "AA" investment grade credit. Carle has been a long standing tenant of the center since it was constructed in 2010. The NOI for 2025 was \$87,320, which the last four months in 2025 Unit 2 was vacant and produced no income. If Suite 2 was occupied for all of 2025 the NOI would have been around \$102,320. This condo unit would be a great investment for an owner operator.

PROPERTY INFORMATION

Lease Price	Varies - Listed Below
Building Size	21,000 SF
Available Space	110– 852 SF
Year Built	1978

Available Suites

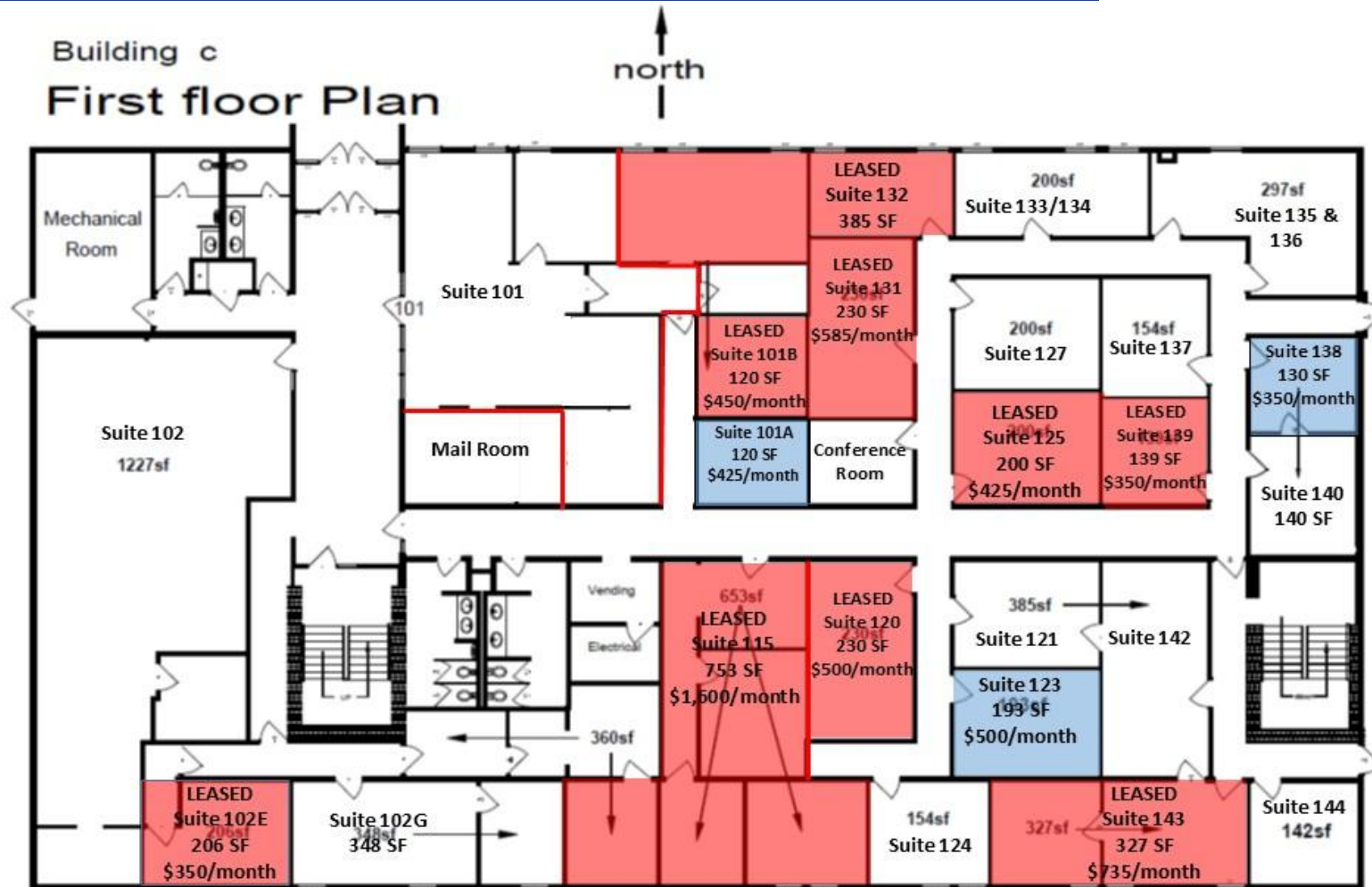
*Virtual Office Space\$175/month

First Floor	SF	Rent
Suite 101A	120	\$425/month
Suite 123	193	\$500/month
Suite 138	130	\$350/month
Second Floor	SF	Rent
Suite 201E	110	\$300/month
Suite 201F	200	\$500/month
Suite 202B	369	\$800/month
Suite 205	675	\$1,250/month
Suite 206A	110	\$300/month
Suite 207	435	\$900/month
Suite 209	852	\$1,100/month
Suite 210A	120	\$325/month

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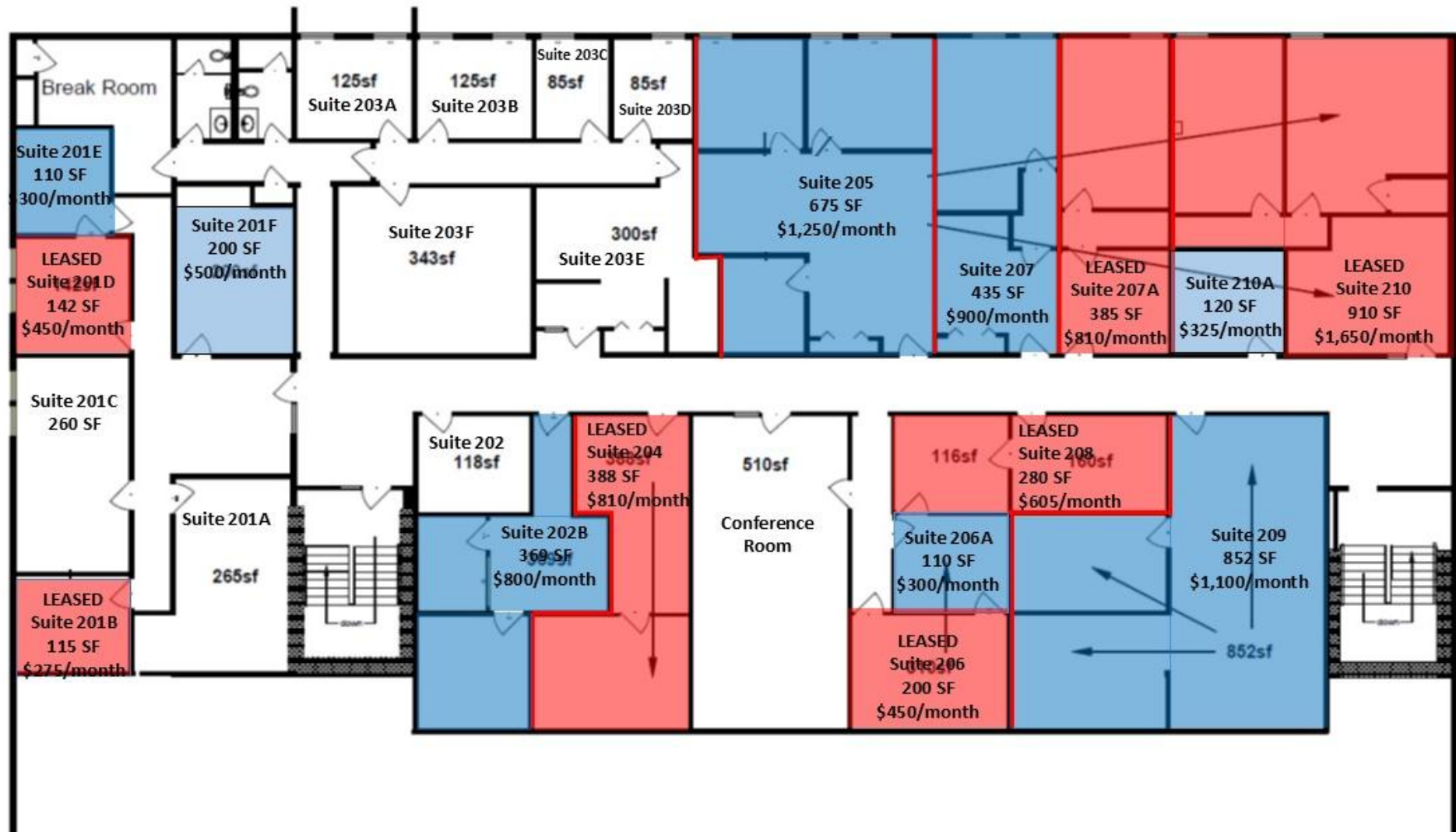


Business & Technology Center
701 Devonshire drive
Champaign Illinois. 61820

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SECOND floor Plan

Building c

Business & technology Center
701 devonshire drive
champaign illinois, 61820

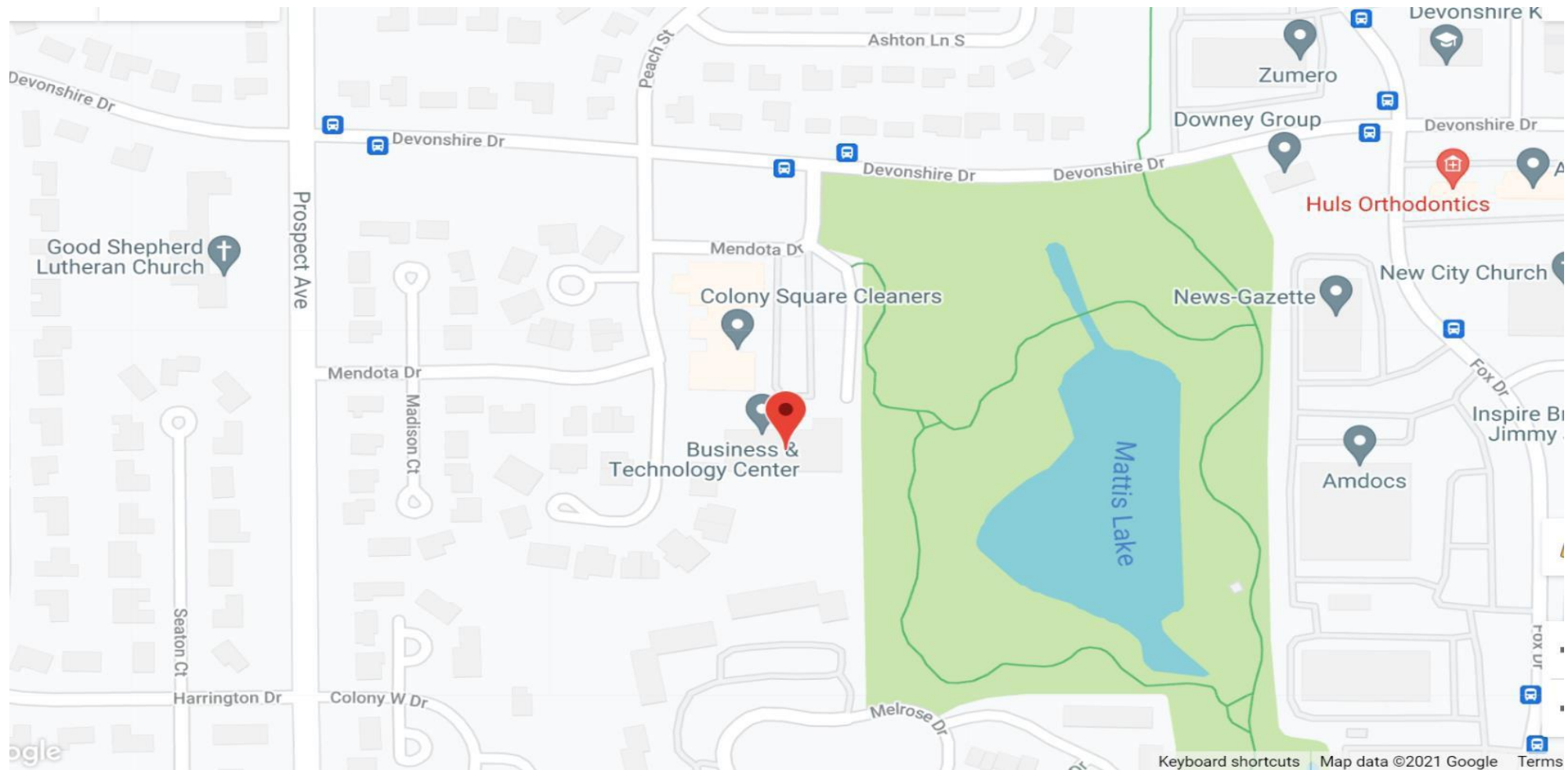
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AREA OVERVIEW

The property is located off of Devonshire Drive in the Colony Square Complex. It is west of the 17 acre Carriage Center retail development along South Neil Street. Major neighboring businesses at Colony Square are Hope Springs, Colony Square Cleaners, Chesser Financial, and Colony Property Management. Mattis Park neighbors the property to the east.



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