9 E University Avenue

CHAMPAIGN, ILLINOIS

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THE OFFERING

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9 E University Avenue

Prominently located in the heart of Downtown Champaign, 9 E University Avenue offers two distinct commercial spaces available for lease within a character-rich historic building. The property benefits from a highly visible downtown location, walkable access to restaurants, entertainment, offices, and nearby public parking, along with convenient access to University Avenue and Neil Street.

	Suite 101	Suite 201
Size	1,960 SF	1,423 SF + 893 SF Bonus Mezzanine
Configuration	Street Level + Lower Level	Upper Level + Mezzanine
Rent	$15.00/SF NNN	$9.00/SF NNN

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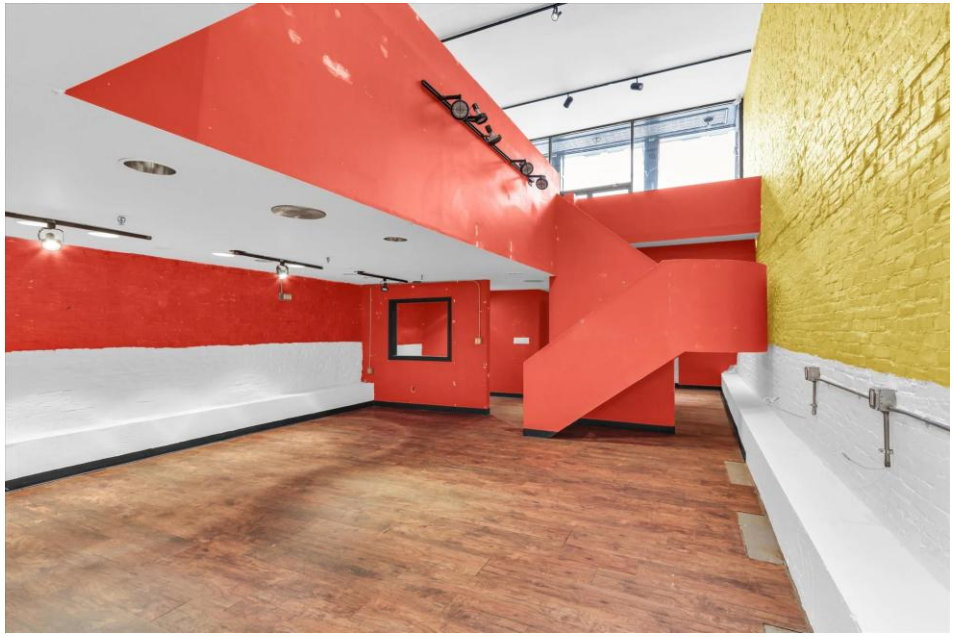
SUITE 101 OVERVIEW

Suite Size	1,960 SF (1,135 SF street-level + 825 SF lower level)
Base Rent	$15.00/SF | $2,450/Mo
Lease Type	NNN
NNN Expenses	$4.20/SF (Estimated)

Suite 101 offers a dedicated street-level entrance opening into a spacious main-floor area with exposed brick, hardwood floors, and a single restroom. The lower level provides additional open space, a second restroom, small kitchenette and storage, offering flexibility for a variety of commercial uses.

See floor plan on next page.



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SUITE 101 FLOOR PLAN

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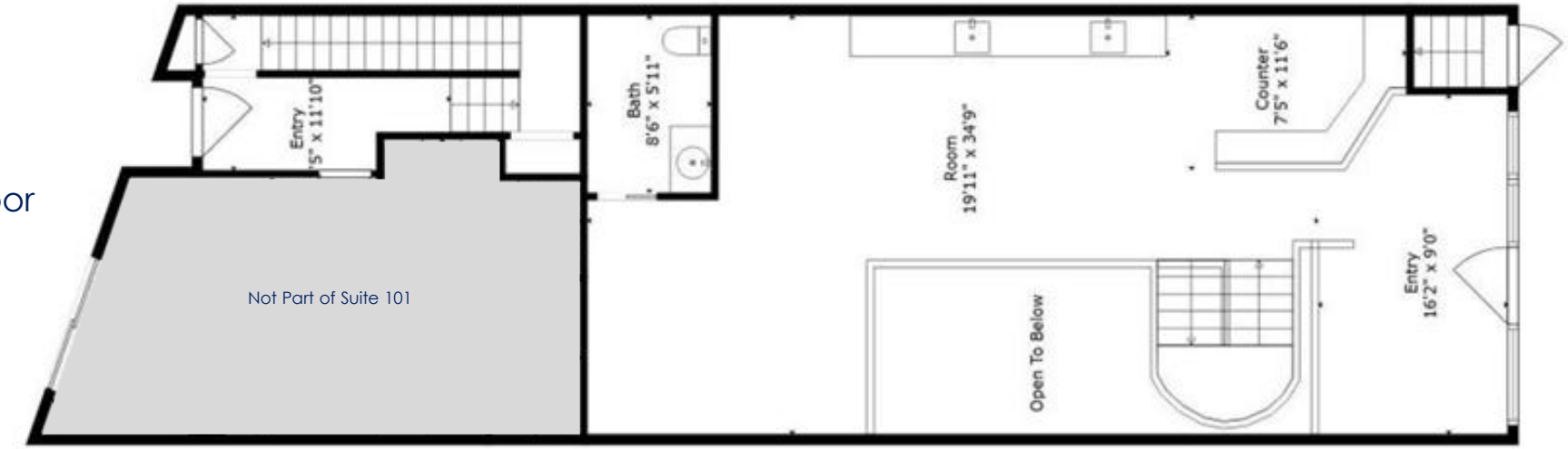
First Floor



Lower Level

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SUITE 101 ADDITIONAL PICTURES

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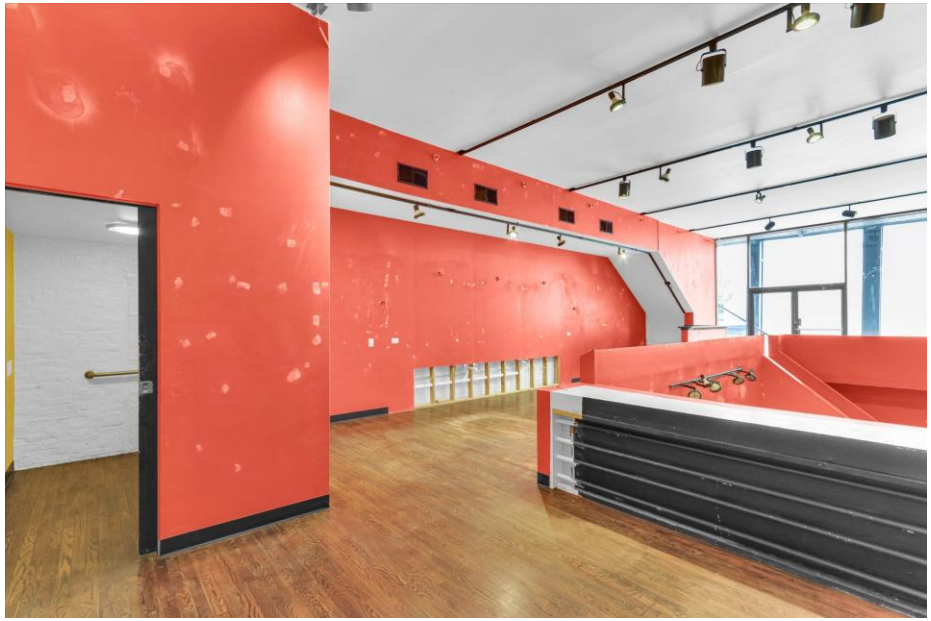

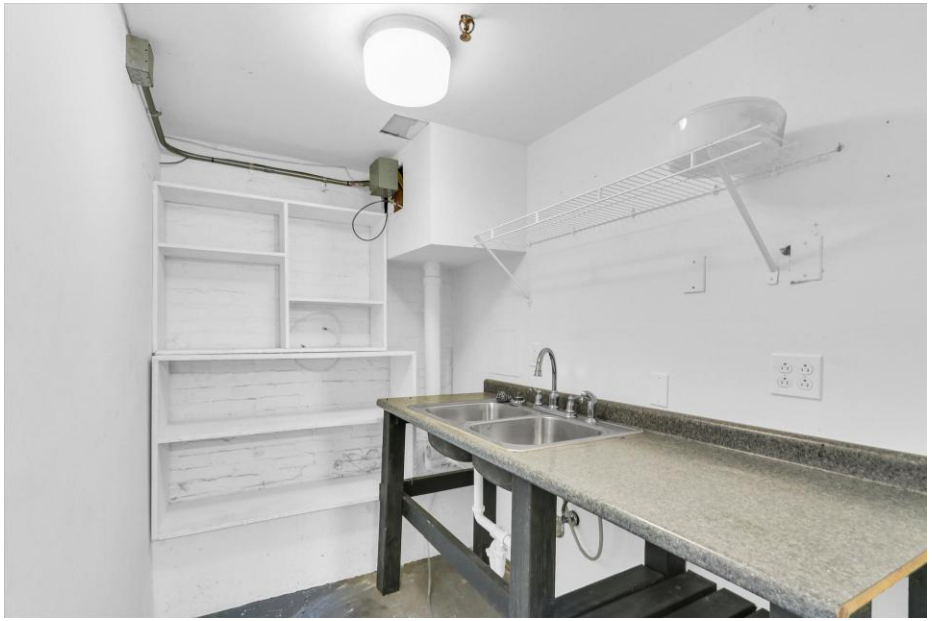

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SUITE 201 OVERVIEW

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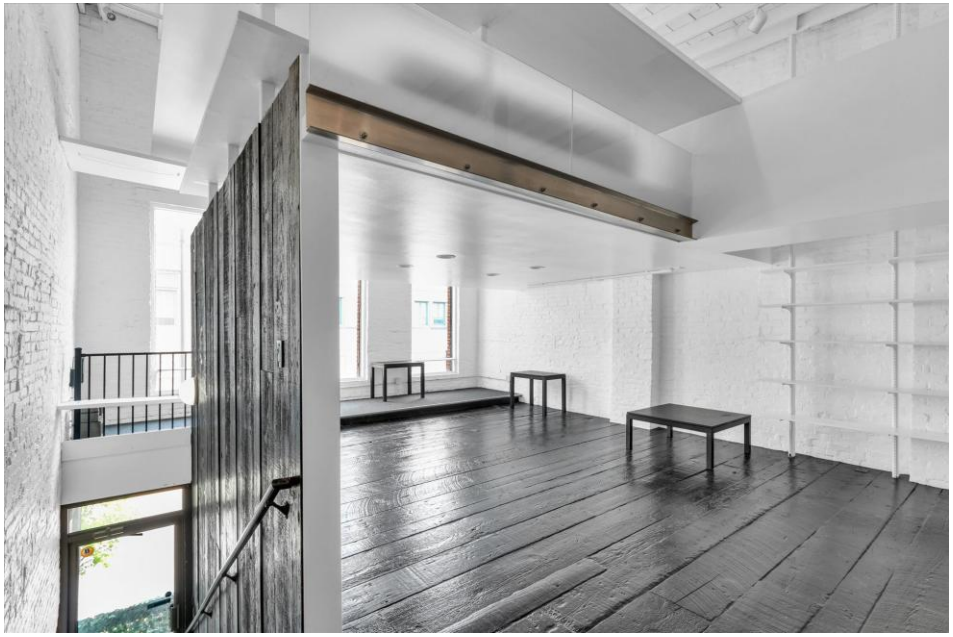
Suite Size	1,423 SF upper-level + 893 SF Bonus mezzanine
Base Rent	$9.00/SF | $1,067.25/Mo
Lease Type	NNN
NNN Expenses	$4.20/SF (Estimated)

Suite 201 offers a distinctive upper-level layout featuring a spacious open main area, full restroom, and kitchen. Multiple mezzanine loft areas overlook the main space, creating a unique, flexible environment with architectural character throughout. Exposed brick walls, hardwood floors, and distinctive finishes complement the suite's open layout and make it well suited for a variety of creative, office, studio, or other commercial uses.

See floor plan on next page.



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SUITE 201 FLOOR PLAN

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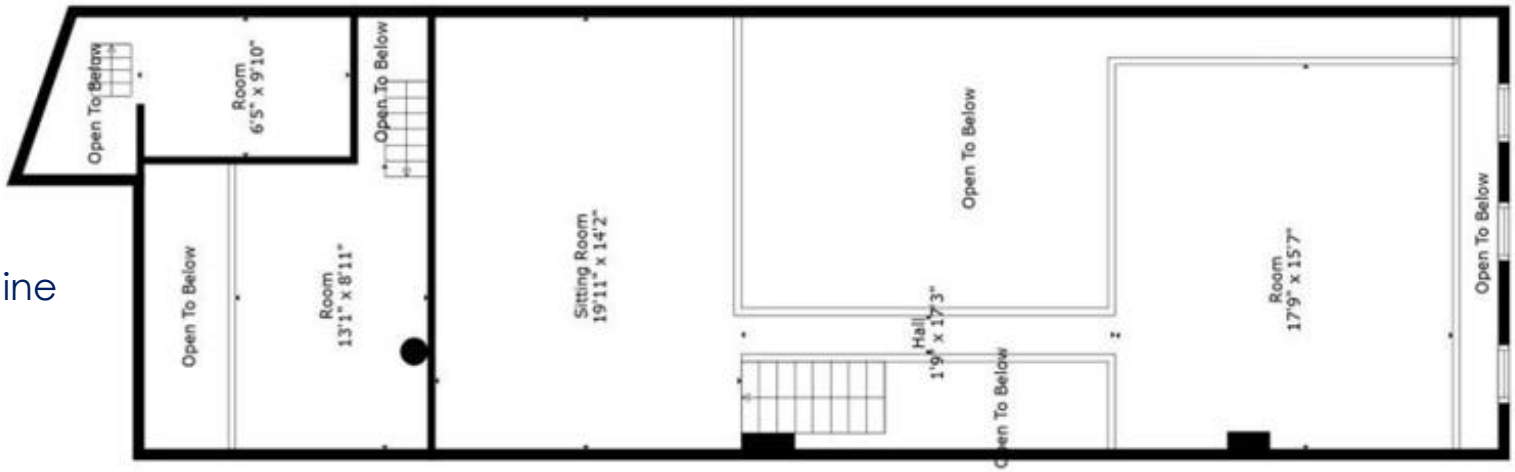
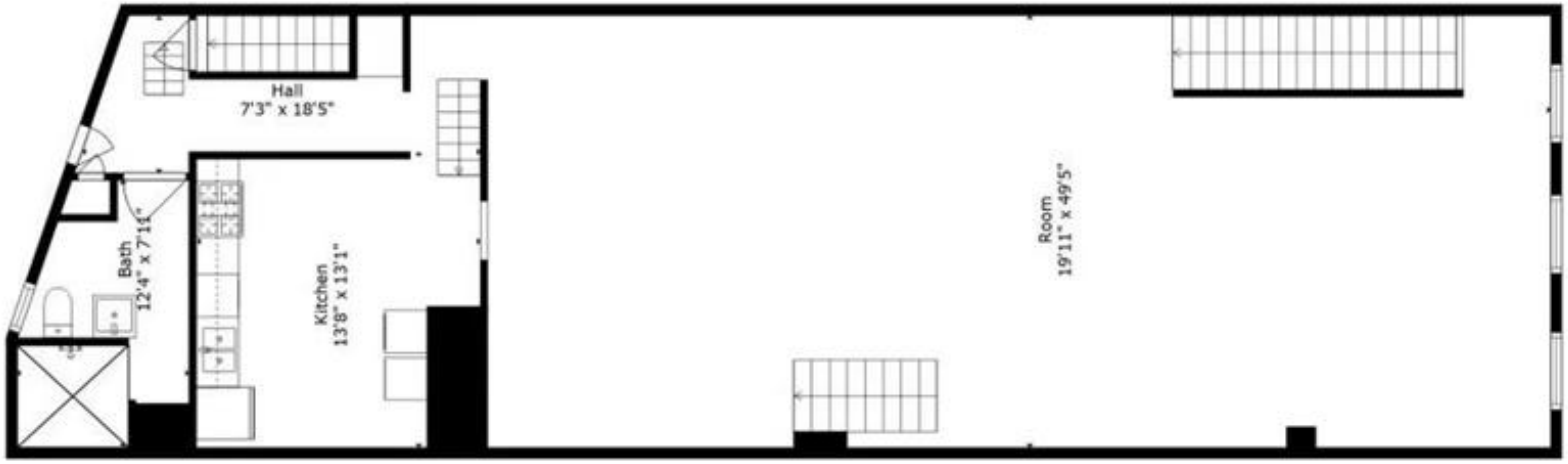
Mezzanine



Second Floor



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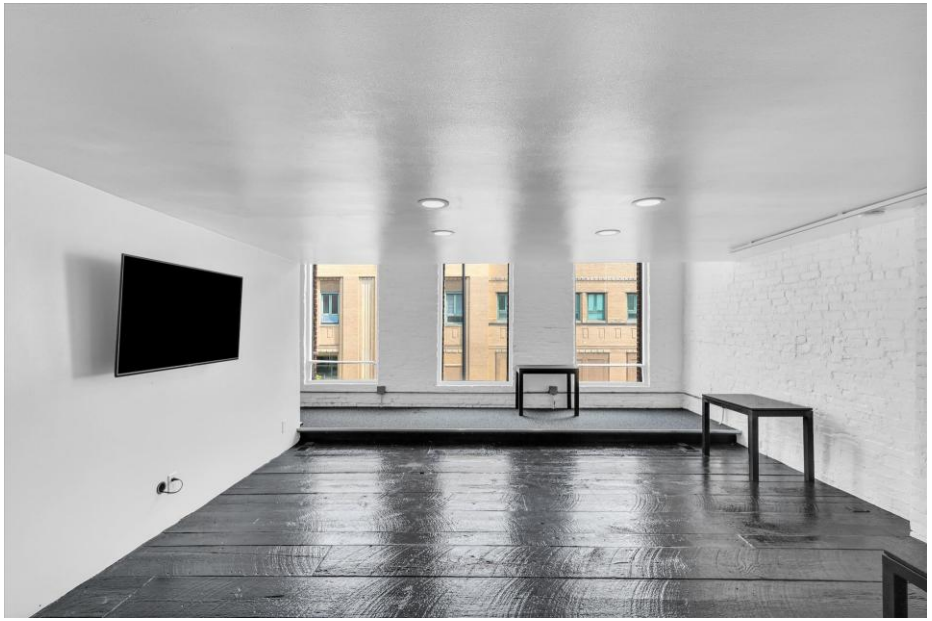

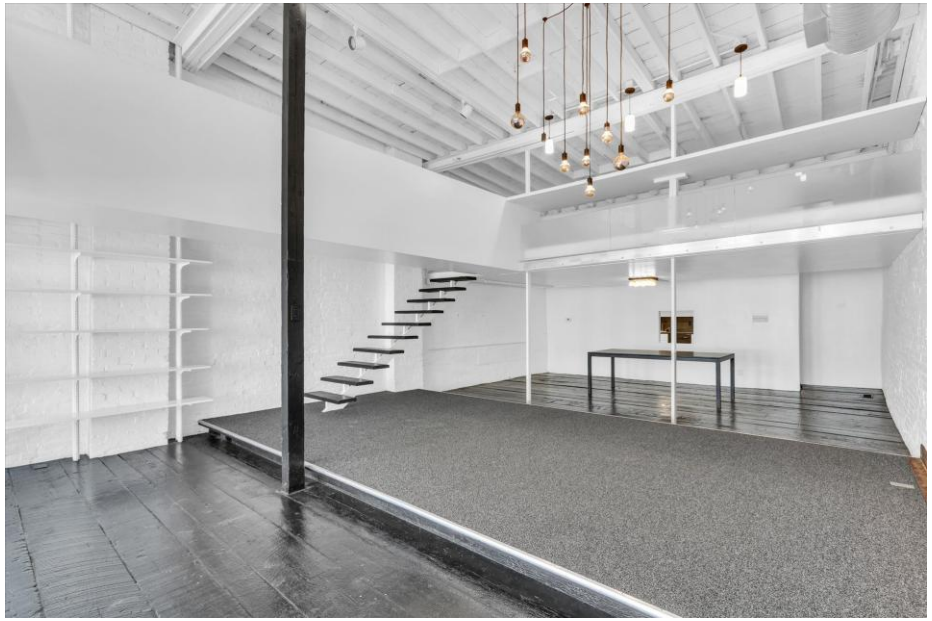

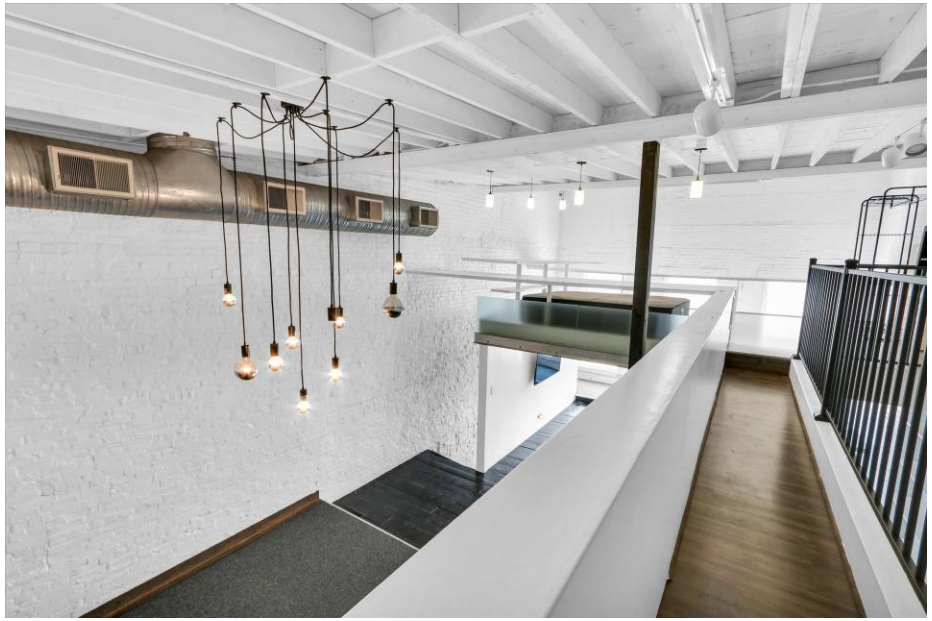

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AREA PROFILE

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Champaign-Urbana is a dynamic Central Illinois community anchored by the University of Illinois at Urbana-Champaign, the state's flagship university. Centrally located between major Midwest market, Champaign is approximately 135 miles south of Chicago, 122 miles west of Indianapolis, and 181 miles northeast of St. Louis.

The community benefits from a diverse employment base led by education, healthcare, technology and research. Major healthcare providers include Carle Health, OSF HealthCare and Christie Clinic.

The University of Illinois, ranked among the nation's leading public universities, enrolls more than 60,000 students and employs 31,000+ faculty and staff. The community is also home to Parkland College, with more than 9,000 students and 750+ faculty and staff.

Downtown Champaign offers a vibrant mix of locally owned restaurants, shops, bars and entertainment venues, and regularly hosts outdoor concerts, festivals, farmers market and other community events.

Champaign-Urbana is also a nationally recognized technology and research hub, attracting major companies including NVIDIA, Caterpillar, Yahoo!, Capital One, Abbott, ADM and Wolfram Research. The University of Illinois Research Park encompasses more than 7,000 SF and supports 120+ companies and over 2,100 employees in technology and innovation-focused careers.

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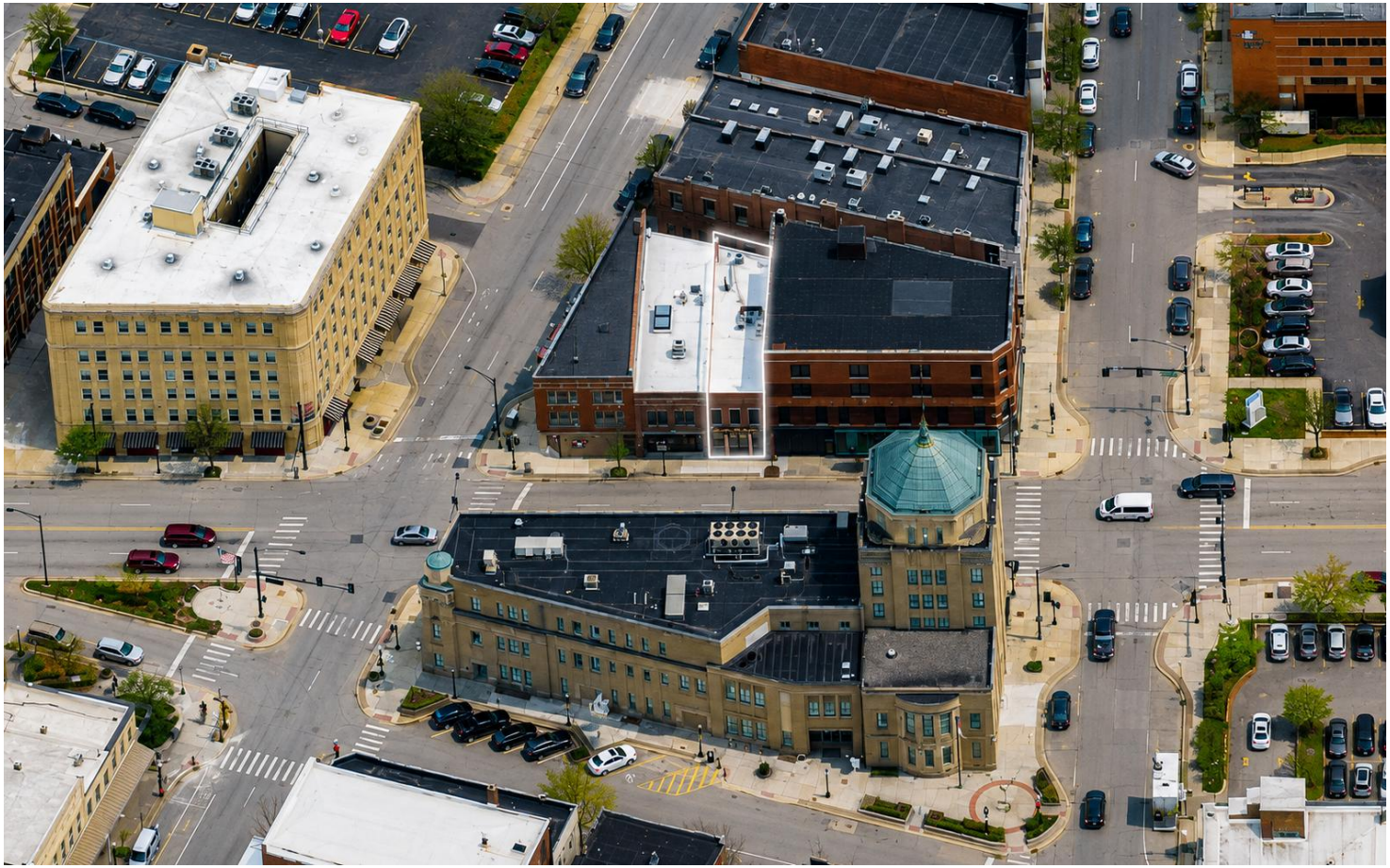

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