

# FOR LEASE

\$18.00 / SF / Gross



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



## 411 E. Park Street, Suite 106 - Champaign, IL 61820

### PROPERTY INFORMATION

**AVAILABLE SF**  
2,200 SF

**AVAILABLE WHEN**  
Jan 21, 2021

**ZONING**  
Single Family 1 (SF-1)

**PARKING**  
+/- 90 Spaces

**TAX PIN**  
46-21-07-329-020

### AREA DESCRIPTION

Located at the corner of East Park Street and Fifth Street, half a block north of University Avenue. Property is located with close proximity to the University of Illinois campus, OSF and Carle Hospital, and Downtown Champaign.

### PROPERTY DESCRIPTION

The suite is located on the west side of the building and has direct access from the parking lot. The office space consists of a reception area, seven private offices, large conference room (conference table can come with the space), kitchenette, file/storage room, and work center. Tenant has access to the monument sign along Fifth Street near Park Street. The space also comes with tenant access to the rooftop patio area which features tables, chairs, and access to a grill for cooking.

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. Property features around 90 parking spaces and has fiber internet to the building.



**Zach Wetherell, CCIM**  
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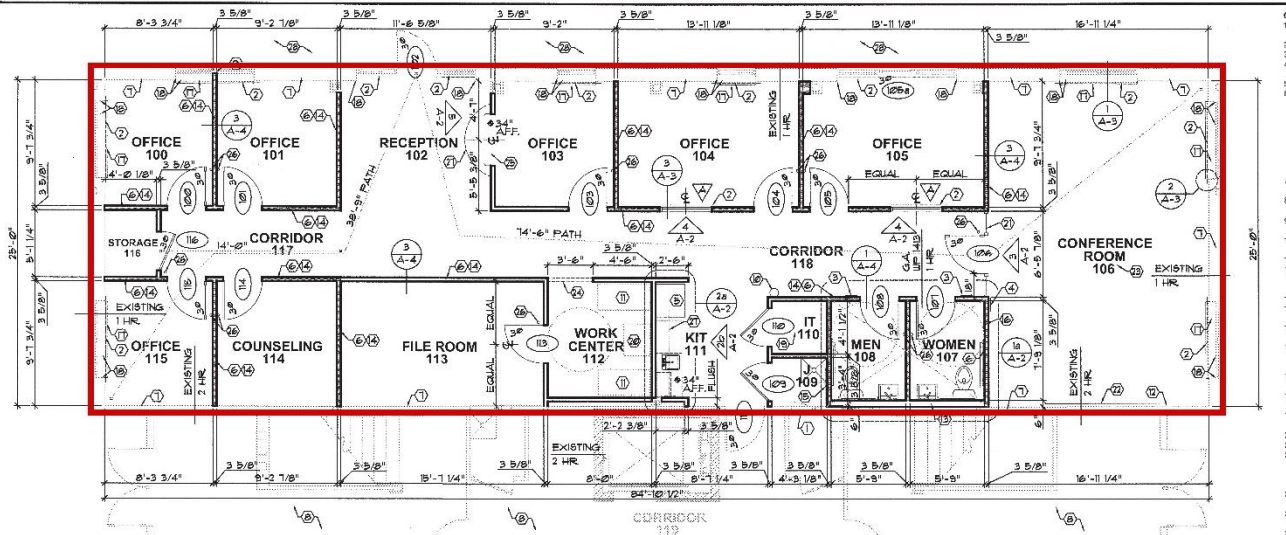


**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

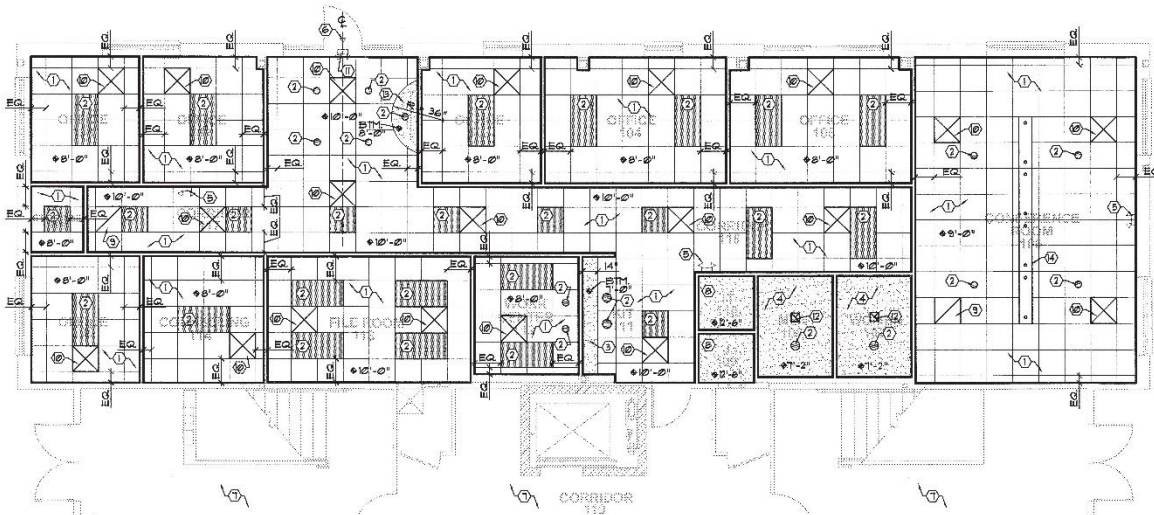
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# FLOOR PLAN



**NEW FLOOR PLAN**  
1/4" = 1'-0"



**REFLECTED CEILING PLAN**  
1/4" = 1'-0"



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