



FOR LEASE

**GUTH**  
& ASSOCIATES

## 520 N. Neil Street

Champaign, Illinois

**NEW CONSTRUCTION:** Breaking ground in spring 2018, 520 Neil will serve as a gateway to Downtown Champaign at the corner of Neil and Columbia Streets. The new five story building will be a mix of retail, office and residential uses and offer a modern, upscale design. First floor will offer retail space with expansive windows, outstanding visibility, an entrance off of Neil Street. Floors 2 – 4 provide upscale apartments, while Floor 5 will be a mix of office and residential uses. Unique to the building will be a rooftop deck for use by the building tenants.

Suite 1 offers 2,150 SF of retail space adjacent to the main lobby of the building. Space will be delivered as a vanilla box (contact Guth & Associates for details) with anticipated delivery in August, 2019.

### Space Available

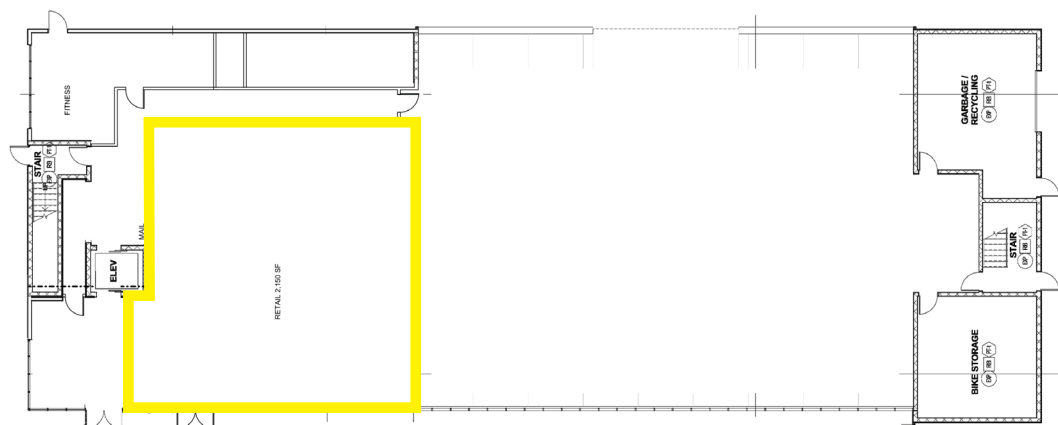
1st Floor Ste 1  
2,150 SF  
\$20/SF/NNN

### Contact

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