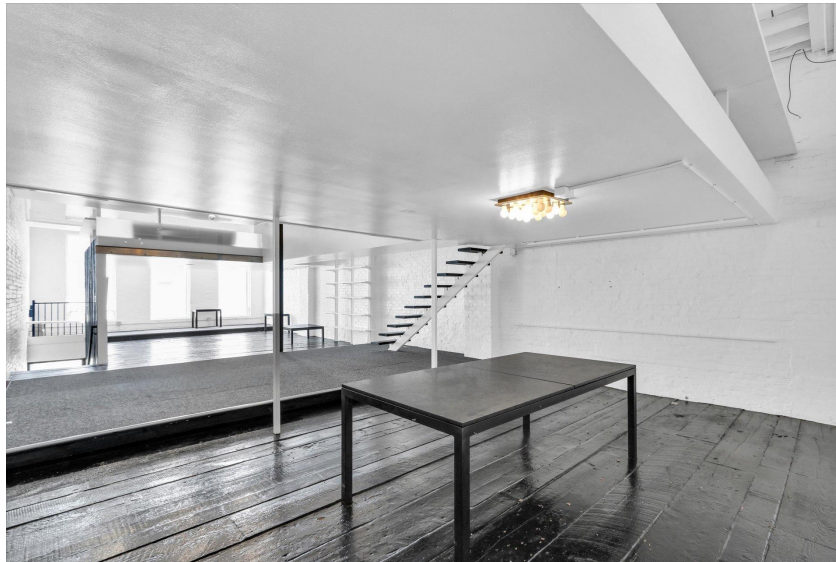


FOR LEASE

# Designer Loft with Mezzanine

9 East University Avenue, Champaign, IL 61820 · Suite 201

1,423 SF · \$1,250 / Month · \$10.55 / SF



## SPACE OVERVIEW

Designer-grade upstairs loft at 9 East University Avenue with a buildout that's hard to replicate at office pricing. The 1,423 SF main level features exposed white-painted ceiling beams, white painted brick walls, dark hardwood floors, a full kitchen, and a private bath. A floating steel staircase leads to a bonus loft mezzanine — open to below, with pendant lighting hung into the double-height volume.

Well-suited to design studios, creative agencies, architecture and photography firms, software teams, gallery operators, and professional services that want a space that reflects them. The aesthetic is gallery-clean and photo-ready — well past 'serviceable office,' priced like an office.

|             |                              |                |                                    |
|-------------|------------------------------|----------------|------------------------------------|
| SUITE       | 201                          | MONTHLY RENT   | \$1,250                            |
| RENTABLE SF | 1,423 SF                     | EFFECTIVE RENT | \$10.55 / SF / Yr                  |
| BONUS LOFT  | Included (not counted in SF) | MARKET AVG     | ~\$15.00 / SF (Champaign)          |
| MAIN ROOM   | 19'11" x 49'5"               | PARKING        | Street + Hill Street Deck (nearby) |
| USE TYPE    | Office / Creative / Studio   | LEASE TYPE     | NNN                                |

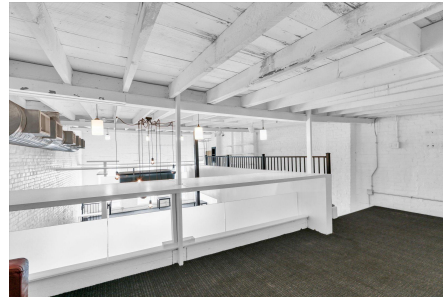
## HIGHLIGHTS

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- Designer buildout: white-painted exposed beams, white brick, dark hardwood floors
- Floating steel staircase to bonus loft mezzanine — open-to-below double-height volume
- Full kitchen (13'8" × 13'1") and private bath built into the suite
- Industrial ductwork and pendant lighting create gallery-clean, photo-ready aesthetic
- Effective rent below the Champaign office market average
- Established creative-firm block — address signals quality to clients

## GALLERY

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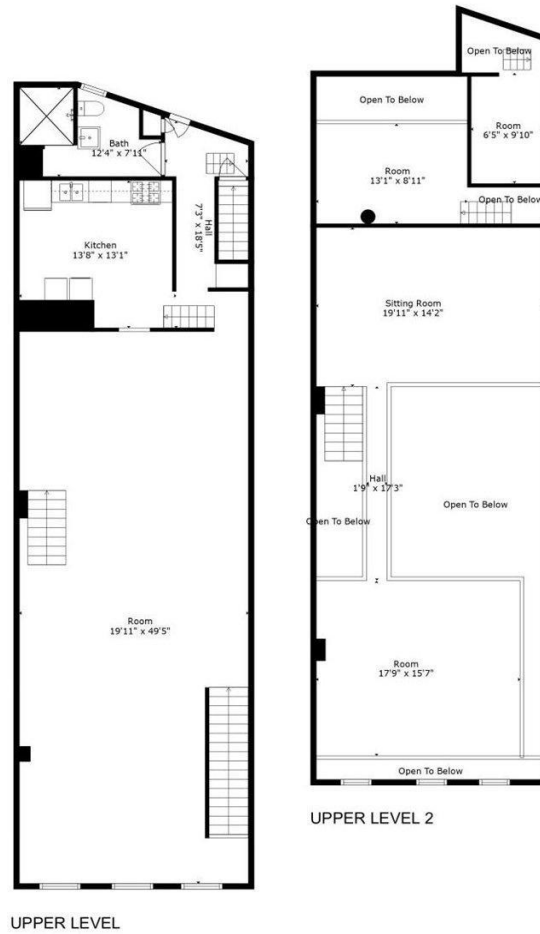


## LOCATION & MARKET

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- Strong exposure on University Avenue between downtown Champaign and the University of Illinois campus
- Neighbors include established creative and professional firms — a block tenants choose for the address, not for walk-in volume
- Downtown Champaign address — MTD/Amtrak, city building, banking, restaurants, and the Hill Street Parking Deck within a short walk
- ± 0.5 miles from the University of Illinois campus (60,000+ students)
- Champaign-Urbana MSA: ± 235,000 residents; resilient university-anchored economy

## FLOOR PLAN



### FOR LEASING INQUIRIES

## Baird Gillespie Ventures, LLC

901 S. First Street, Suite #7 · Champaign, IL 61820

[Contact Name] · [Phone] · [Email]

*All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by the property owner. Prospective tenants should verify all information.*