

FOR LEASE

\$12.50 / SF NNN



519 E University Ave., Champaign, IL 61820

Property Information

AVAILABLE SF FOR LEASE
2,130 – 10,334

BUILDING SF
14,044

PARKING
43 Spaces

ESTIMATED NNN EXPENSES
\$4.81 / SF

AREA DESCRIPTION

The property is ideally located at the corner of University Avenue and Sixth Street just 1 block from the University of Illinois campus (44,000+ students), and a short distance from OSF Medical Center; a 210-bed comprehensive medical facility, and Carle Foundation; a 345-bed regional care hospital. Other surrounding property uses include a 500+ bed student housing development located directly across University Avenue, and numerous retailers and restaurants including Car-X, Perkins, State Farm, Durst Cycle, and many more.

PROPERTY DESCRIPTION

This multi-tenant building located along University Avenue (21,800 vehicles per day) benefits from high visibility and easy accessibility, and is conducive to a wide variety of commercial uses including retail and office. Up to 10,334 SF of contiguous space can be provided by combining suite 507 and suite 519.

Suite 519 is 4,285 SF suite on the east endcap of the building and is divisible to 2,130 SF and 2,155 SF. The suite is mostly wide-open and has a large walk-in cooler and freezer, two restrooms, office, storage room, and utility room. Suite 507 is 6,049 SF and currently used as a dialysis clinic.

Signage is available on the facade of the building above the suite and on a freestanding pylon sign along University Avenue.

Note: Property is owned by IL licensed real estate brokers.

Josh Markiewicz
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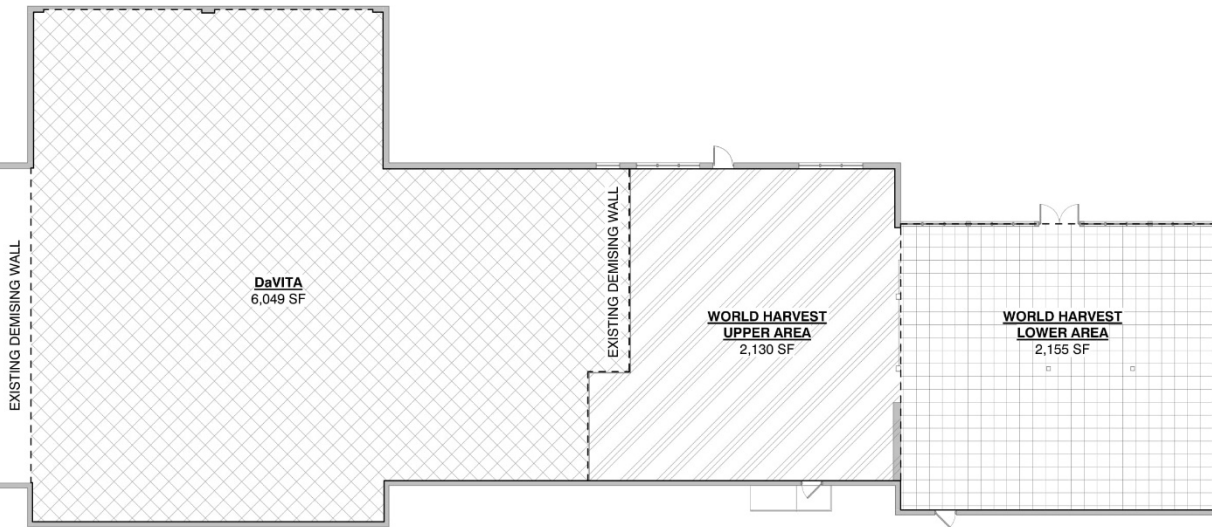
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