



**FOR LEASE**



## 723 S. Neil Street,

Champaign, IL 61820

### PROPERTY DESCRIPTION

Whiteline Market is the former home of White Line Laundry and JBJ Fine Gift and is a 25,000 SF mixed use building that includes a combination of Retail, Restaurant, and Office on the first floor and high-end residential apartments on the second floor. Currently, there are three suites available for lease.

OFFICE

RETAIL

### LEASE PRICE

\$16.00 / SF

### LEASE TYPE

Gross

### AVAILABLE SPACE

Suite 101: 5,600 SF

Suite 102: 1,884 SF

Suite 106: 4,727 SF

### BUILDING SIZE

25,000 SF

### ZONING

CG

**Suite 101** is a 5,600 SF former Mexican restaurant. The space consists of bar area (900 SF), open seating areas (900 SF), another open seating area with skylights and full height windows (1,300 SF), 2 interior restrooms, 18' hood vent, Prep area (200 SF), Expo/Server area (270 SF), dish (120 SF), Walk-in Cooler/Freezer (100 SF (11' x 9') & 45 SF (5' x 9')), managers office, storage area, large outdoor patio seating area, and some equipment included.

**Suite 102** (Available 12/1/21) is an 1,884 SF suite in the Southeast corner of the building formally occupied by a mortgage lender. It is comprised of 5 offices, open areas, and common area restrooms right outside the back door. These offices could be opened up for larger work areas.

**Suite 106** is 4,727 SF of wide open retail with stubbed in restrooms in the far east corner of the space. Signage is available above the facade of the space and there is a free standing monument sign along south Neil Street tenants have access too. Parking is behind (west) of the building as well as across Neil St.

Property is located along south Neil Street, Route 45, in the Whiteline building. It is centrally located in Champaign. Area businesses include Flat Branch Mortgage, Upper Bout, Bacon Van Buskirk. The University of Illinois campus is located to the east.

### HIGHLIGHTS

- Great Location on Neil Street
- Former Restaurant Space
- Move-In Ready



**ZACH WETHERELL, CCIM**

217-403-3374

[zw@cbcdr.com](mailto:zw@cbcdr.com)



**AJ THOMA III, CCIM, SIOR**

217-403-3425

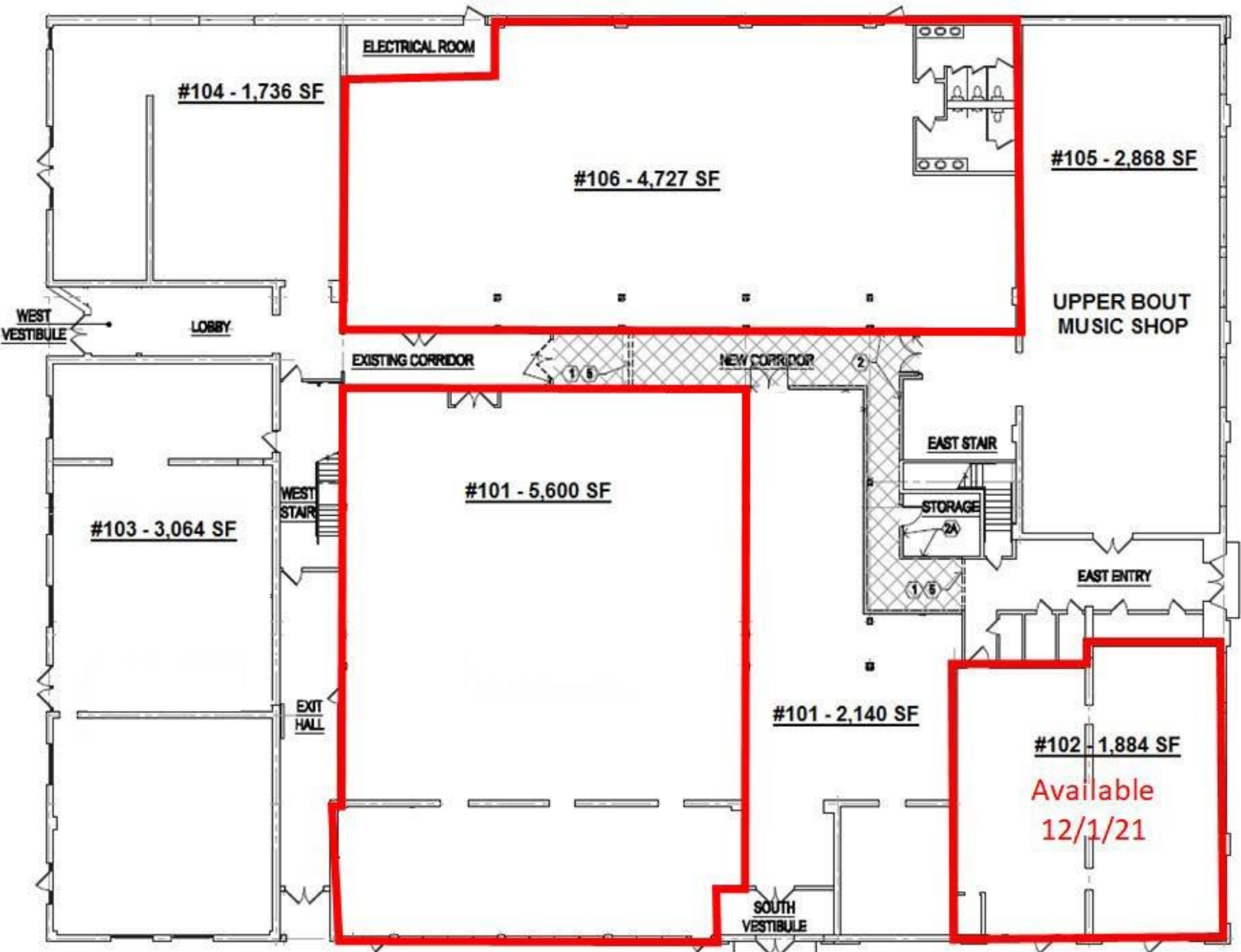
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)



CBCDR.COM



**BUILDING PLAN**



**ZACH WETHERELL, CCIM**  
217-403-3374  
zw@cbcdr.com

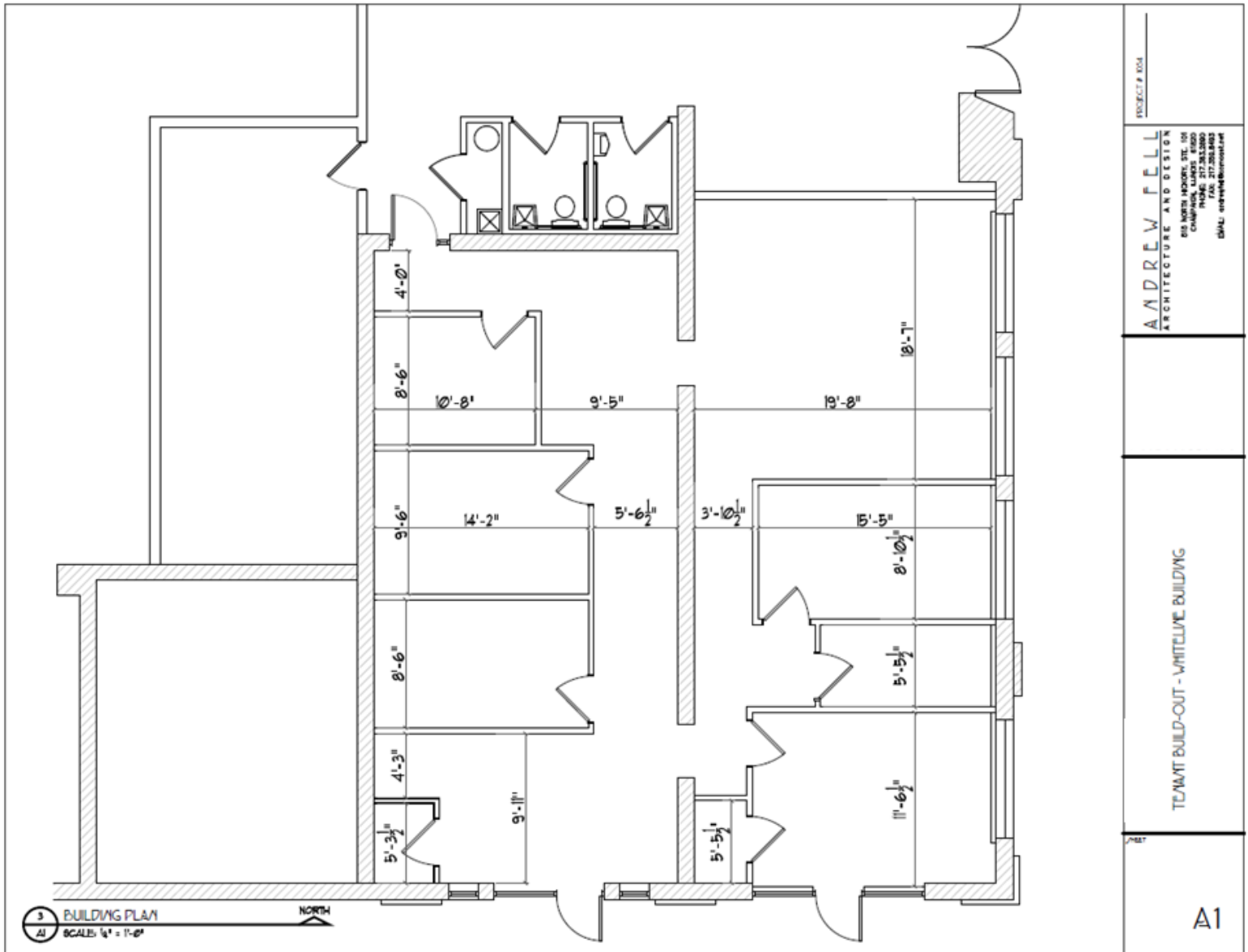


**AJ THOMA III, CCIM**  
217-403-3425  
ajt@cbcdr.com

    
CBCDR.COM



**FLOOR PLAN – Suite 102**



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zw@cbcdr.com](mailto:zw@cbcdr.com)



**AJ THOMA III, CCIM**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)



[CBCDR.COM](http://CBCDR.COM)

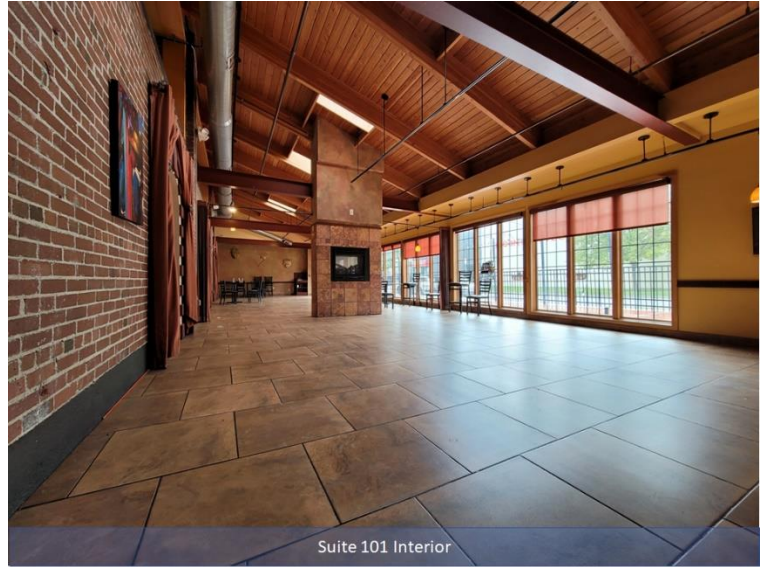




**PICTURES**



Suite 101 Interior



Suite 101 Interior



Suite 106 Interior



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zw@cbcdr.com](mailto:zw@cbcdr.com)



**AJ THOMA III, CCIM**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)



[CBCDR.COM](http://CBCDR.COM)