

OFFICE  
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# FOR LEASE

Price Varies / Gross



COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY



**313 N Mattis Ave.,**  
Champaign, IL 61821

## PROPERTY INFORMATION

### AVAILABLE SPACE

550 – 6,000 SF

### BUILDING SPACE

40,000 SF

### ZONING

CG – Commercial General

### LEASE TYPE

Gross

## AREA DESCRIPTION

This property's location offers great access to Champaign and Urbana as well as Interstates 72, 74, and 57. It is also a short drive from the University of Illinois and its 49,339 enrolled students. Champaign has been named in the Top Ten Best Green Cities in the country as well as one of the Top Ten Hottest Tech Cities.

## PROPERTY DESCRIPTION

This is a fully accessible office/retail complex with a combination of small and large executive suites with up to 6,000 square feet total. There are also two retail spaces available on the Main level with great exposure. HIGH SPEED FIBER-OPTIC BROADBAND NOW AVAILABLE.

### SUITE 104

6,113 SF / \$4,200 / Month

### SUITE 115

1,776 SF / \$1,300 / Month



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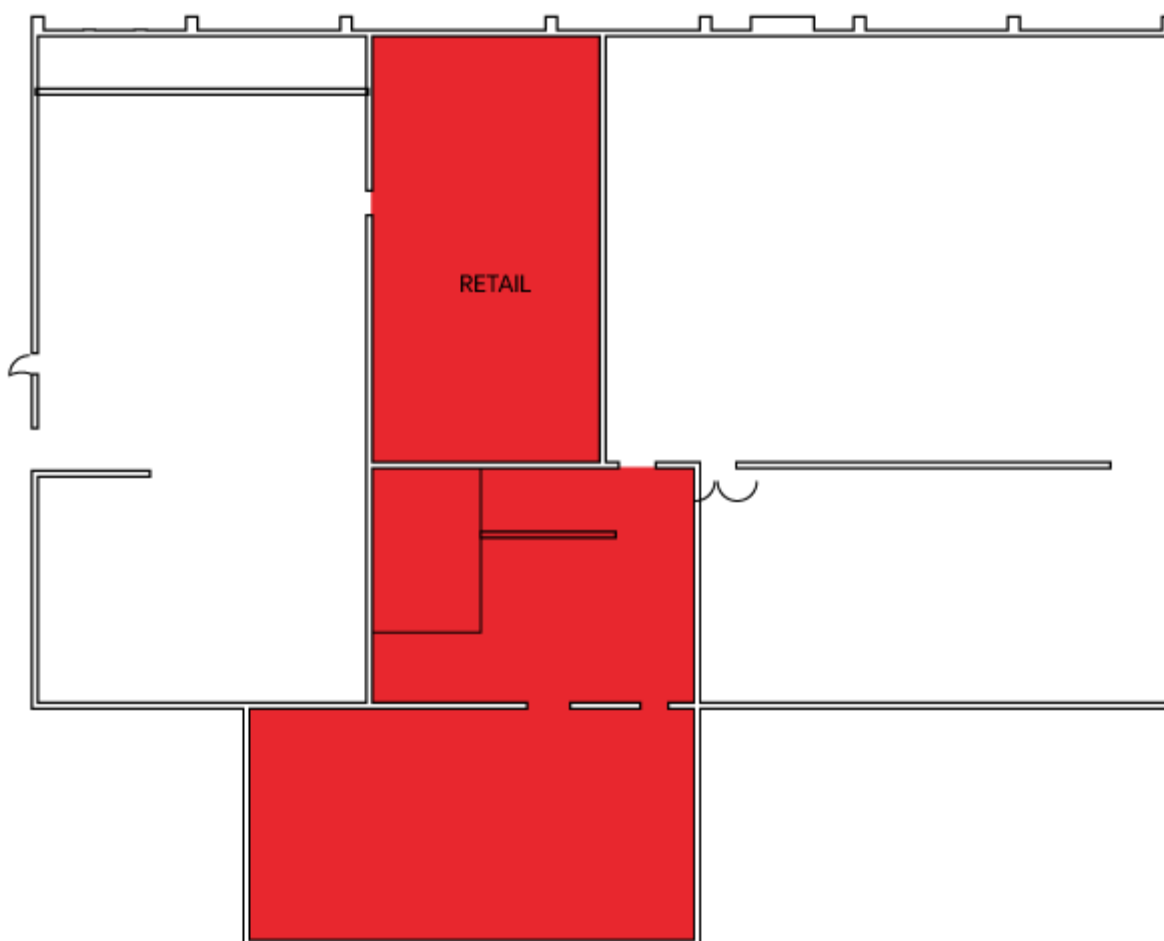
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## SUITE 104



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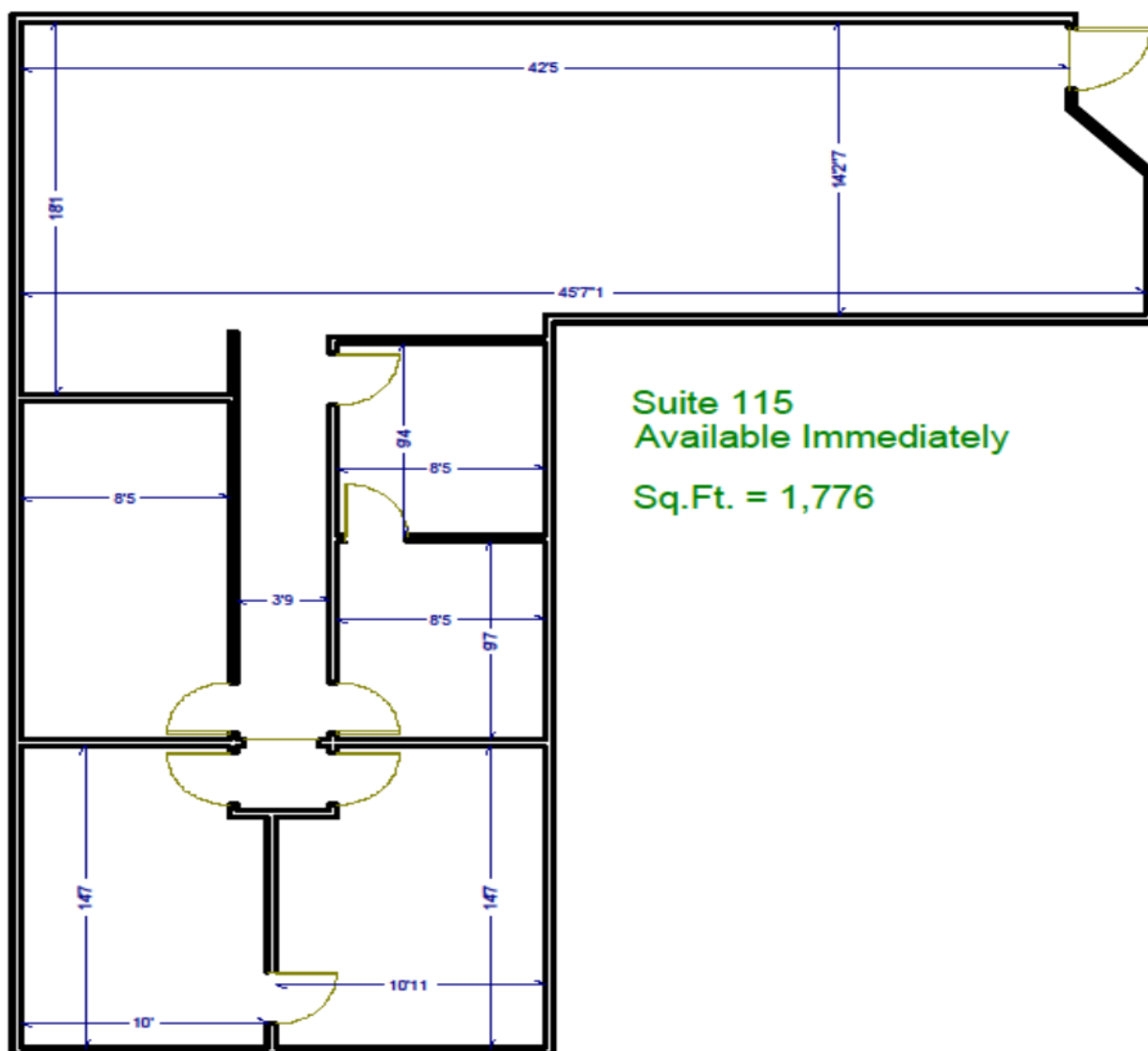
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## SUITE 115



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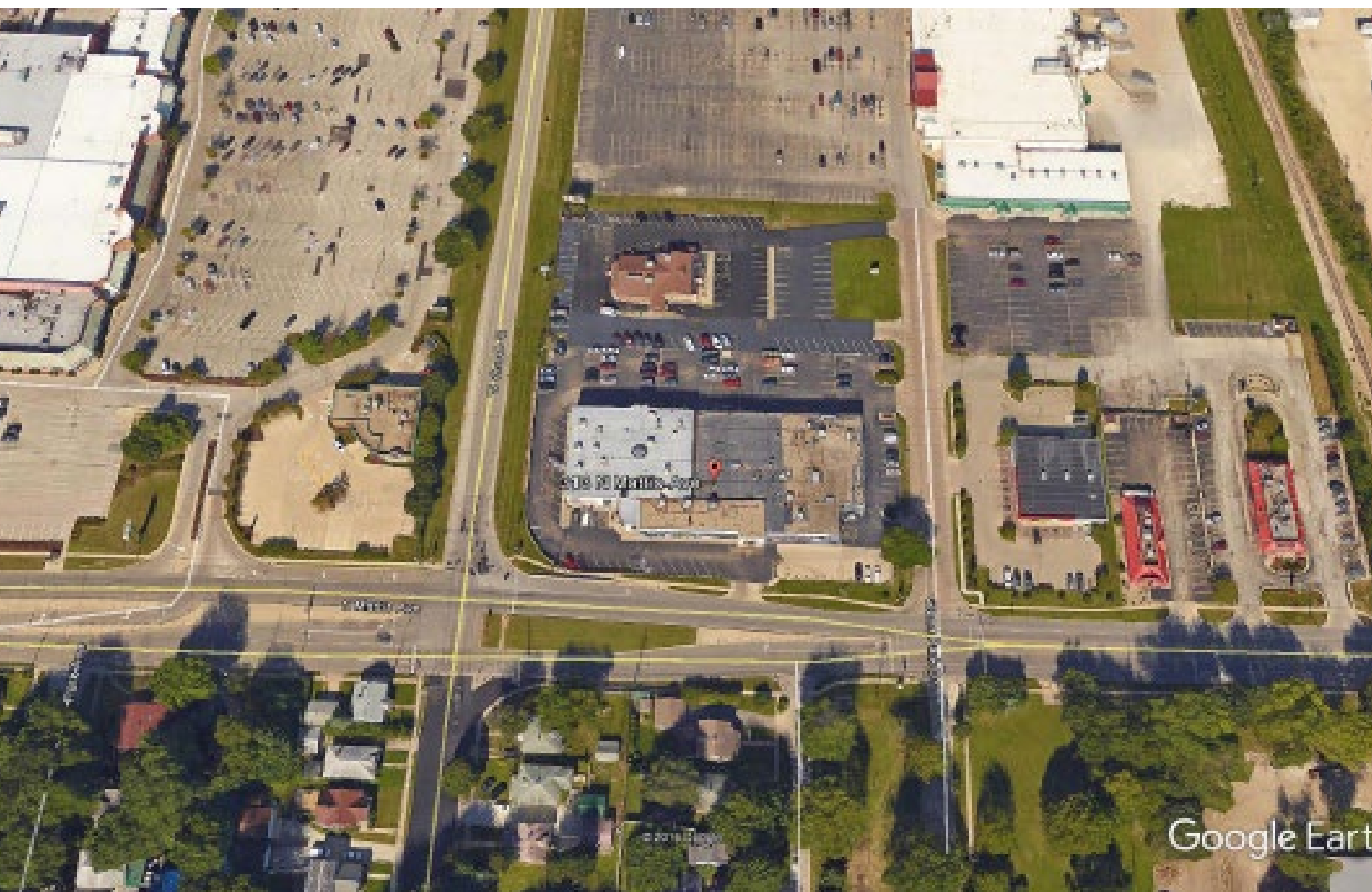
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## AERIAL



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