

FOR LEASE

\$16.00/SF NNN



1904 S. First St., Champaign, IL 61820
UIUC Research Park Retail

Property Information

AVAILABLE SF
6,264

BUILDING SF
60,600

PRICE
\$16.00/SF NNN

ZONING
Commercial Office (CO)

AREA DESCRIPTION

This brand new building is ideally positioned at 1904 S. First Street in the heart of the thriving Research Park at the University of Illinois, which is adjacent to the University of Illinois sports' facilities. It's located between the state-of-the-art I Hotel & Conference Center and Yahoo! Building. The Research Park is in extremely high demand with all-time high occupancy rates and 2,000 employees all within walking distance. The neighboring facility, which includes the I Hotel & Conference Center and Houlihan's, attracts 6,000 visitors per week. The Ashton Woods housing complex, located within a 1/2 mile, has 156 units and its' residents are eager for additional area amenities. The Research Park includes an expansive list of world class companies with examples such as Yahoo!, Caterpillar, State Farm, John Deere, RSM, AB InBev, Dow, Capital One, and Carle Orthopedics & Sports Medicine. First Street has become an important corridor connecting Champaign-Urbana with the growing residential population in Savoy.

Property Description

UIUC Research Park Retail is the 6,264 SF first floor retail component of the new Mixed-Use Building in The Research Park at the University of Illinois. The retail space can be subdivided to accommodate up to four individual users in the 1,457-1,738 SF range. The remainder of the three-story 60,600 SF building is for office/research users. The space will be delivered as a dark shell with the exception that each space will include a 5 ton water source heat pump. The building HVAC condenser water system is connected to UIUC central chilled water.

Retail A: 1,738 SF

Retail B: 1,457 SF

Retail C: 1,457 SF

Retail D: 1,612 SF

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RETAIL

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Coldwell Banker Commercial
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 Champaign, Illinois 61820
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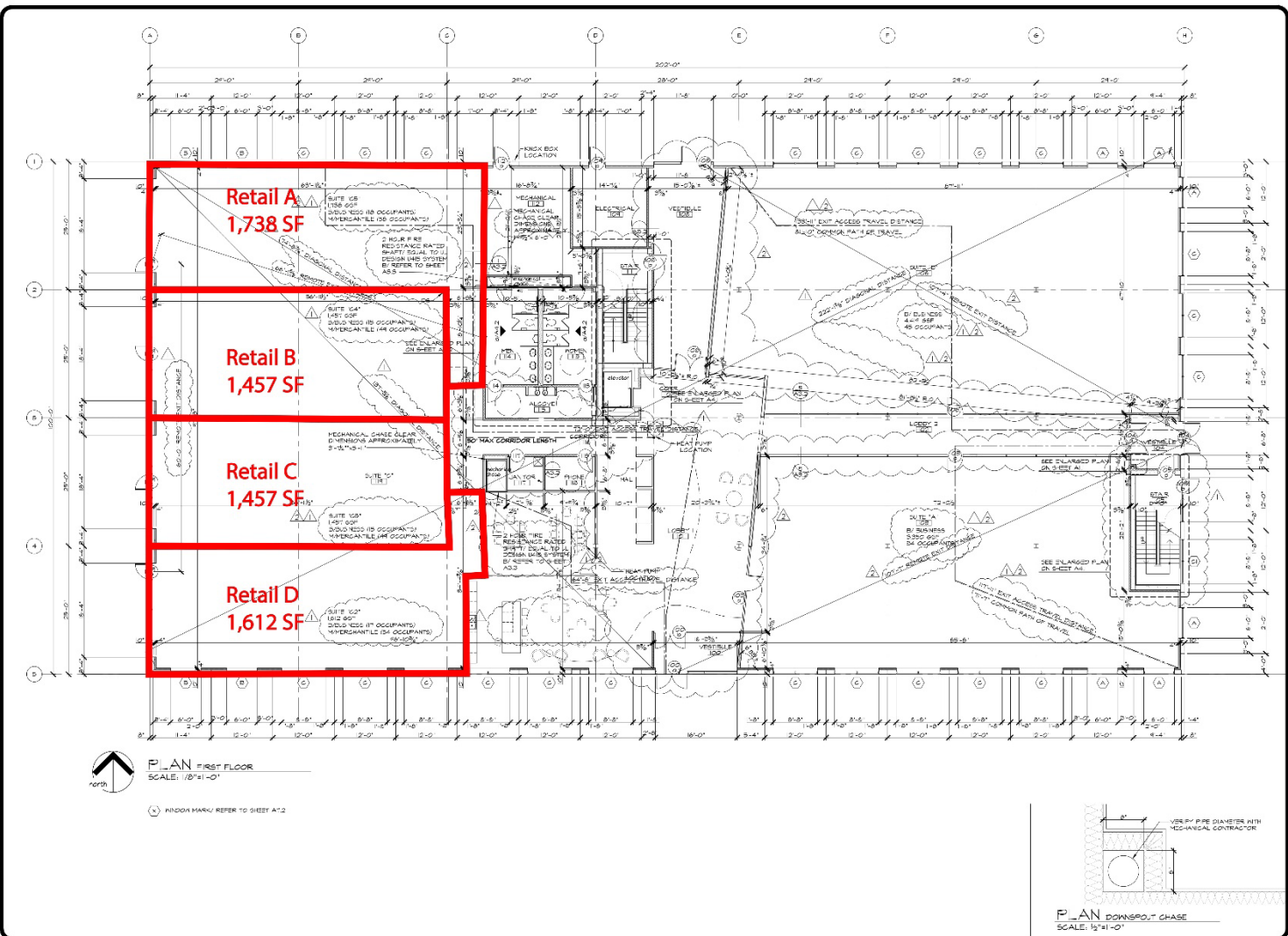
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DATE	NO.	DESCRIPTION
11.15.17	1	ISSUED FOR PERMITS
11.15.17	2	REVISED PER COMMENTS
11.15.17	3	REVISED PER COMMENTS
11.15.17	4	REVISED PER COMMENTS

PRELIMINARY FOR BIDDING
6.28.17

STATE OF ILLINOIS
PROFESSIONAL ENGINEER
LICENSE NO. 041-000007

smithburg architects, llc
ARCHITECTS
SMITHBURG, ILLINOIS

MIXED USE BUILDING
1101 WEST STREET
CHAMPAIGN, IL

PROJECT NO. 17-002
SHEET A.1

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