



**BURCH KISER  
REAL ESTATE, LLC**

**Champaign**  
**322 N Neil**

Commercial & Industrial Real Estate  
Brokerage / Management Services  
www.jamesburch.com

Property For: **Sub-Lease**



**DESCRIPTION**

**SPECIFICATIONS**

Flexible commercial space in the heart of downtown Champaign. The space has large display windows and rear drive-in access at the rear of the building, off Fremont St. The building could be used for office, retail, or service business. Great downtown exposure with a large City Parking lot located directly in front of the building.

Space Available for Sub-Lease through June 1, 2030.

**Building Size:** Approx 7,542 sq.ft.  
**Front Space:** Approx 2,400 sq.ft.  
**Middle:** Approx 3,294 sq.ft.  
**Rear:** Approx 1,848 sq.ft.

**Zoned:** CB - Central Business

**PIN:** 42-20-12-427-007, 017

**RE Tax:** \$12,107.70 x 25% = 3,049.43 (2010 payable 2011)

**Lease Price:** \$5,500 per month + utilities and pro-rata RE Taxes

**Restrictions:** No Bars, X-Rated Book Stores, or Health Clubs

**MORE INFORMATION?**

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.



