



# BURCH KISER REAL ESTATE, LLC

# Champaign

507 S. 2nd St.

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

Property For: **Sale or Lease**



## DESCRIPTION

### Dental Circle Building

Potential for office, medical/dental users  
or convert to multi-family.

#### Available Suites:

1st Floor: 1-SE 966 sq. ft.

**Lease Price: 1st FL \$15 / sq. ft. NNN**

2nd Floor: 2-E 4,805 sq. ft.

2-NW 867 sq. ft.

3rd Floor: From 600 to 5,622 sq. ft.

#### **Lease Price**

**2nd & 3rd FL: \$12 / sq. ft. NNN**

## SPECIFICATIONS

**Building Size:** 19,008 Sq. Ft.  
(6,336 sq. ft. / floor)

**Lot Size:** 132' x 177' = 23,364 sq. ft.

**Adjacent Parking Lot:** 50' x 120' = 6,000 sq. ft.

**PIN:** 46-21-18-101-007  
46-21-18-101-013

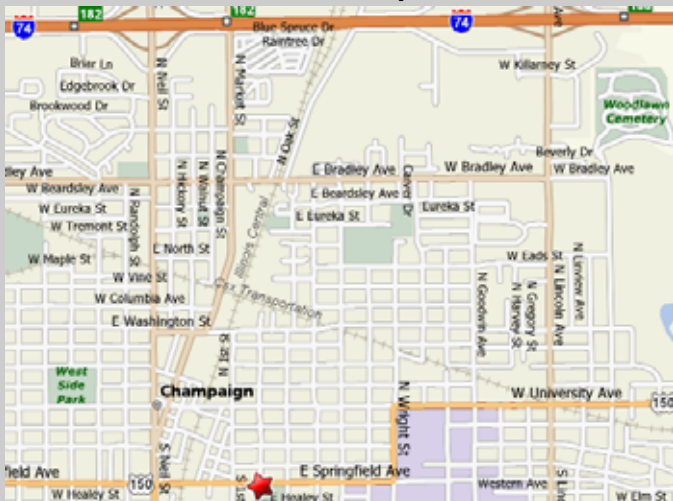
**R.E. Taxes:** \$41,805.34 (2006 pay 2007)

**Price:** \$3,000,000

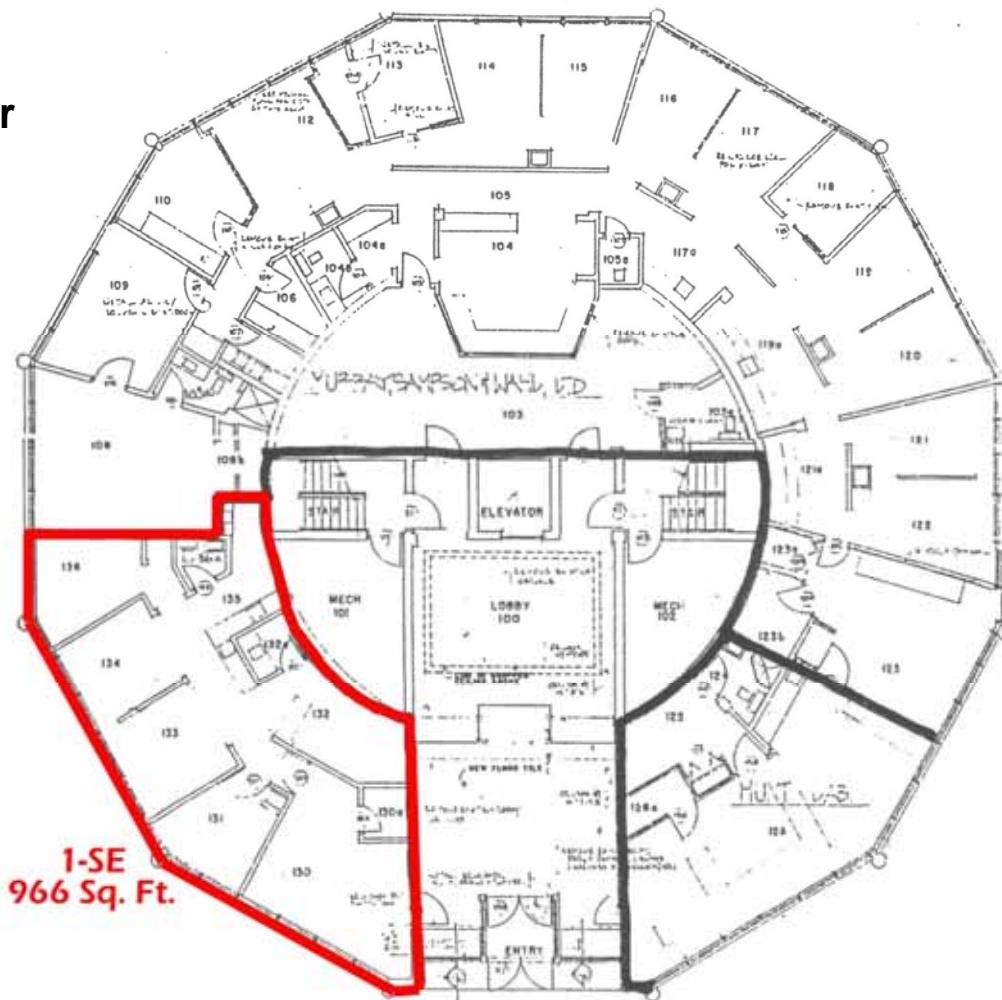
**Leases available upon request.  
Sold subject to tenants rights.**

### MORE INFORMATION?

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

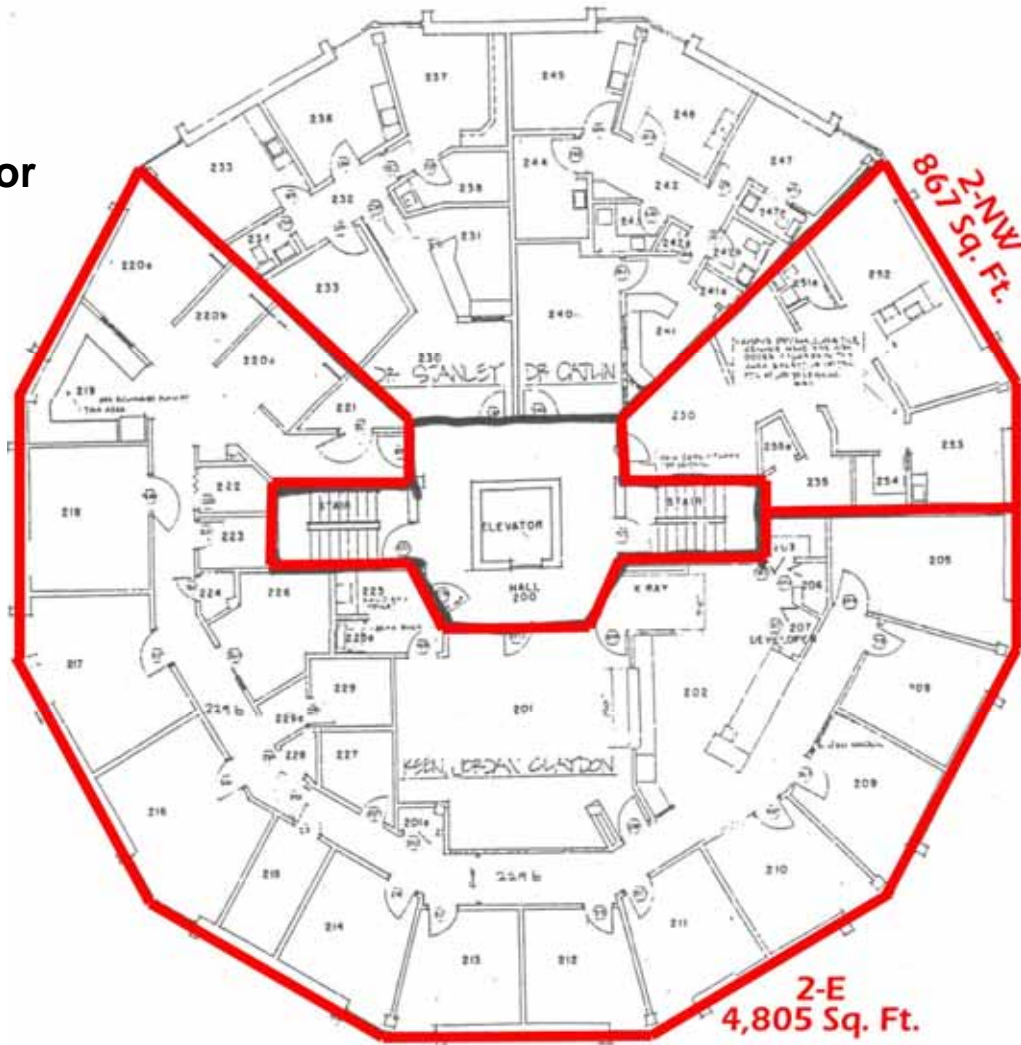


# 1st Floor



**1-SE**  
**966 Sq. Ft.**

# 2nd Floor



**2-NW**  
**867 Sq. Ft.**

**2-E**  
**4,805 Sq. Ft.**

3rd Floor

