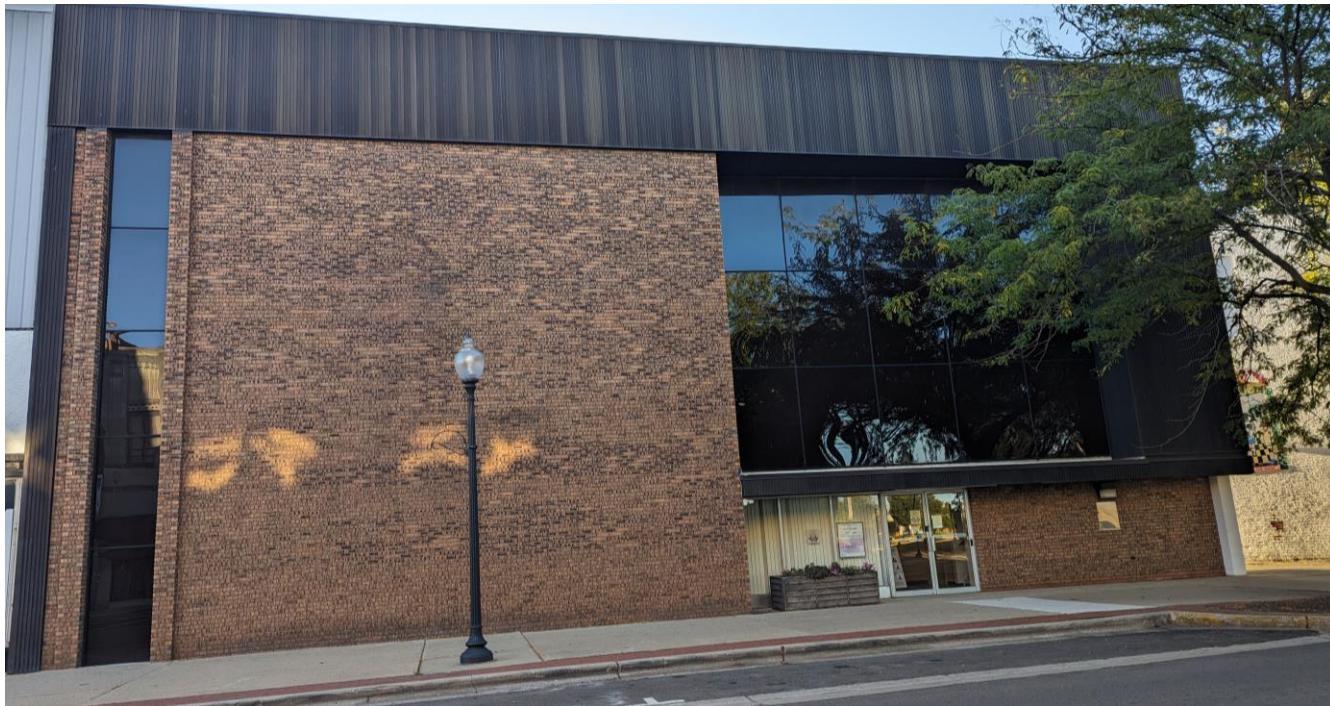




**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## PROFESSIONAL OFFICE AVAILABLE

\$6.00 / SF Gross



### 27 N Vermilion St.,

Danville, IL 61832

10,000 SF

OFFICE

#### AVAILABLE SPACE

10,000 SF

#### PARKING

22 Spaces

#### BUILDING CLASS

B

#### LEASE PRICE

\$6.00 / SF Gross

#### ZONING

B-4 Central Business

#### YEAR BUILT

1900

#### AREA DESCRIPTION

Located in the Downtown Business District of Danville, Illinois. This suite is conveniently located within walking distance of the Vermilion County Court House and County Offices, making it an ideal location for legal professionals or those conducting business with the county. Additionally, the area is home to a variety of restaurants, retailers, and pubs, providing plenty of options for dining and shopping. Outdoor courtyards in the area also offer a pleasant place to relax and enjoy the surroundings.



**LARRY KUCHEFSKI**

Illinois/Indiana Licensed Designated Managing Broker  
217-918-0871  
lk@cbcdr.com

#### PROPERTY DESCRIPTION

Discover the convenience of this exceptional second-floor office suite, located in the heart of Downtown Danville. Spanning over 13 spacious offices, this suite is the perfect location for businesses of all sizes.

Inside, the suite is thoughtfully designed with ADA accessibility in mind, ensuring everyone can enjoy this impressive space. The suite features a large conference room, perfect for hosting important meetings or presentations. The four restrooms provide ample convenience and privacy for employees and guests. The full kitchen/break area is perfect for preparing meals, snacks, and refreshments throughout the day.

This office suite lease includes all utilities, offering an affordable and hassle-free solution for businesses looking to move to Downtown. With ample space and modern amenities, this suite is the ideal place for businesses looking to make their mark in Danville's Downtown area.

Experience the convenience and luxury of this stunning office suite for yourself. Schedule your private tour today and see why this suite is the premier choice for discerning businesses looking for a prime Downtown location. This 2nd floor office suite is ADA accessible and has 13 plus offices, large conference room, 4 restrooms, full kitchen/break area, and the utilities are included.





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\$6.00 / SF Gross

FOR LEASE

### GIS MAP



8/31/2023

- 1 inch -

1 inch = 42 feet

Scale - 1:500

1 inch = 0.008 miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors



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\$6.00 / SF Gross

FOR LEASE

### AERIAL



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