

FOR LEASE

Two-Level Retail / Office

9 East University Avenue, Champaign, IL 61820 · Suite 101

1,960 SF · \$2,450 / Month · \$15.00 / SF



SPACE OVERVIEW

Distinctive two-level commercial space at 9 East University Avenue spanning the main floor and a finished basement — approximately 1,960 SF total. A dramatic open-to-below feature carries double-height ceilings through the main retail room (19'11" × 34'9"), with an interior stair connecting the two levels. The existing buildout — exposed painted brick, hardwood floors, full-perimeter track lighting, and a custom-built counter — gives the space immediate character without a heavy TI commitment.

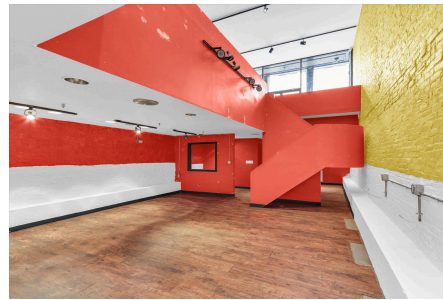
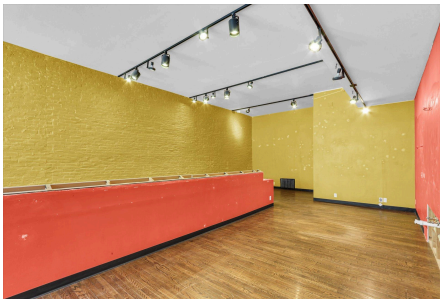
Best suited to destination tenants — boutique retail, gallery, specialty café, studio, salon, showroom, or creative office — where customers and clients seek the space out rather than stumble in. The block already attracts established creative and professional firms, making 9 E University an address that signals seriousness to clients without competing on impulse foot traffic.

SUITE	101	ASKING RENT	\$15.00 / SF / Yr
CONFIGURATION	Main Level + Basement	MONTHLY RENT	\$2,450
TOTAL SF	± 1,960 SF	USE TYPE	Retail / Office / Service
MAIN ROOM	19'11" × 34'9"	PARKING	Street + Hill Street Deck (nearby)
BASEMENT ROOM	19'11" × 46'0"		

HIGHLIGHTS

- Two-level space with dramatic open-to-below double-height main room
- Existing buildout includes custom counter, track lighting, and hardwood floors
- Exposed painted brick walls and large storefront windows for natural light and exposure
- Finished basement adds 19'11" × 46'0" open room plus dedicated storage
- Two bathrooms across both levels — supports staff and customer use
- Established creative-firm block — address signals quality to clients

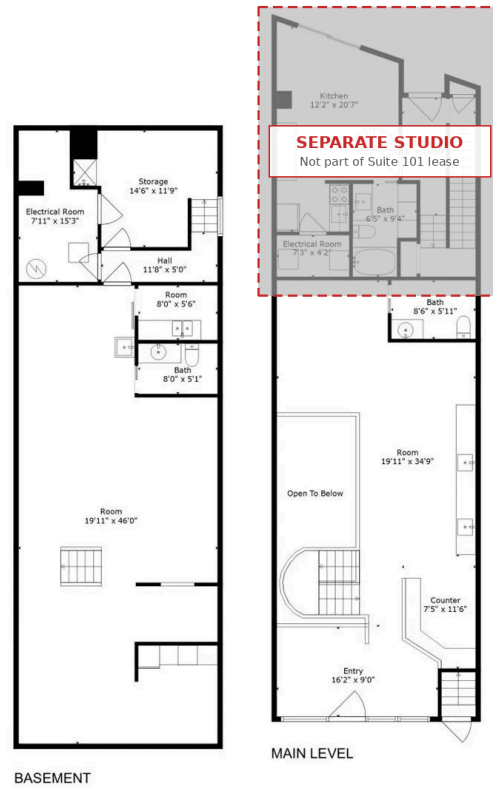
GALLERY



LOCATION & MARKET

- Strong exposure on University Avenue between downtown Champaign and the University of Illinois campus
- Neighbors include established creative and professional firms — a block tenants choose for the address, not for walk-in volume
- Downtown Champaign address — MTD/Amtrak, city building, banking, restaurants, and the Hill Street Parking Deck within a short walk
- ± 0.5 miles from the University of Illinois campus (60,000+ students)
- Champaign-Urbana MSA: ± 235,000 residents; resilient university-anchored economy

FLOOR PLAN



FOR LEASING INQUIRIES

Baird Gillespie Ventures, LLC

901 S. First Street, Suite #7 · Champaign, IL 61820

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by the property owner. Prospective tenants should verify all information.