

RETAIL  
OFFICE

# FOR LEASE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## MIDTOWN PLAZA

302 & 310 S. First St.,  
Champaign, IL 61820



**Josh Markiewicz**

Vice President, Brokerage

O: 217.403.3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)





# OVERVIEW

## PROPERTY DESCRIPTION

Midtown Plaza consists of two 5-story mixed use buildings with first floor retail/office space and 104 residential apartments on floors 2-5, which are connected by a public plaza adjacent to the Boneyard Second Street Basin. The building provides a variety of convenient parking options: 33 on-site surface parking spaces for clients/customers, surface parking and street parking west of First street, and underground building parking for tenants at a monthly fee.

The total retail/office space in the north building is 15,735 SF and the south building is 12,360 SF. Remaining availability in the building is as follows: 7,865 SF (divisible) on the north cap of the south building and 3,579 SF on the south end of the north building. The space will be delivered to a tenant as a dark shell with the following improvements: plumbing roughed in for a restroom, 200-amp service, concrete floor, HVAC unit sized for standard office/retail use (does not include ductwork), demising wall taped, mudded, and ready for paint.

## AREA DESCRIPTION

This development is ideally located along south First Street in Midtown, which serves as a gateway between Campustown at the University of Illinois Urbana-Champaign and downtown Champaign. The property sits on the west side of the Boneyard Second Street Basin, which provides a beautiful setting/views of the Boneyard water way and walking trails.

## PROPERTY INFORMATION

<b>Lease Price</b>	\$18.00 / SF
<b>Available For Lease</b>	North Building: 3,579 SF South Building: 2,305 – 7,865 SF
<b>Parking</b>	33 Surface On-Site / Parking Garage / Additional Off-Site (See “Parking”)
<b>Zoning</b>	CB1 – Central Business Urban Fringe





# AERIAL

## DOWNTOWN



E. UNIVERSITY AVE. - 20,400 AADT

Manzella's  
Italian Patio

FIESTA CAFE

FLYING  
MACHINE  
AVIONICS

MIDTOWN  
PLAZA

SZECHUAN  
CHINA

PNC  
USI  
INSURANCE  
SERVICES



E. SPRINGFIELD AVE. - 16,400 AADT



51,196  
STUDENTS

651  
BUILDINGS

10,977  
FACULTY & STAFF

6,370  
ACRES

THE YARDS  
(PROPOSED)



S. 1ST ST. - 5,600 AADT



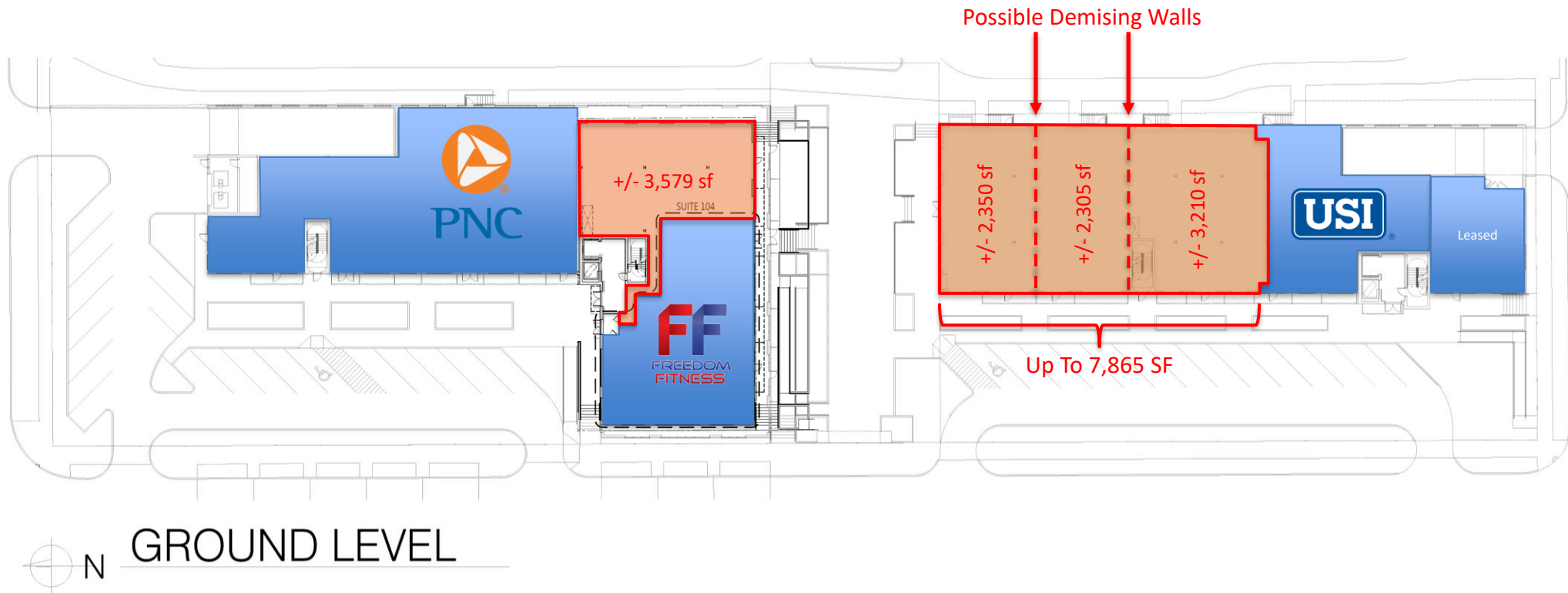
## CAMPUSTOWN

E. GREEN ST. - 9,000 AADT

S. NE 1ST ST. - 16,900 AADT

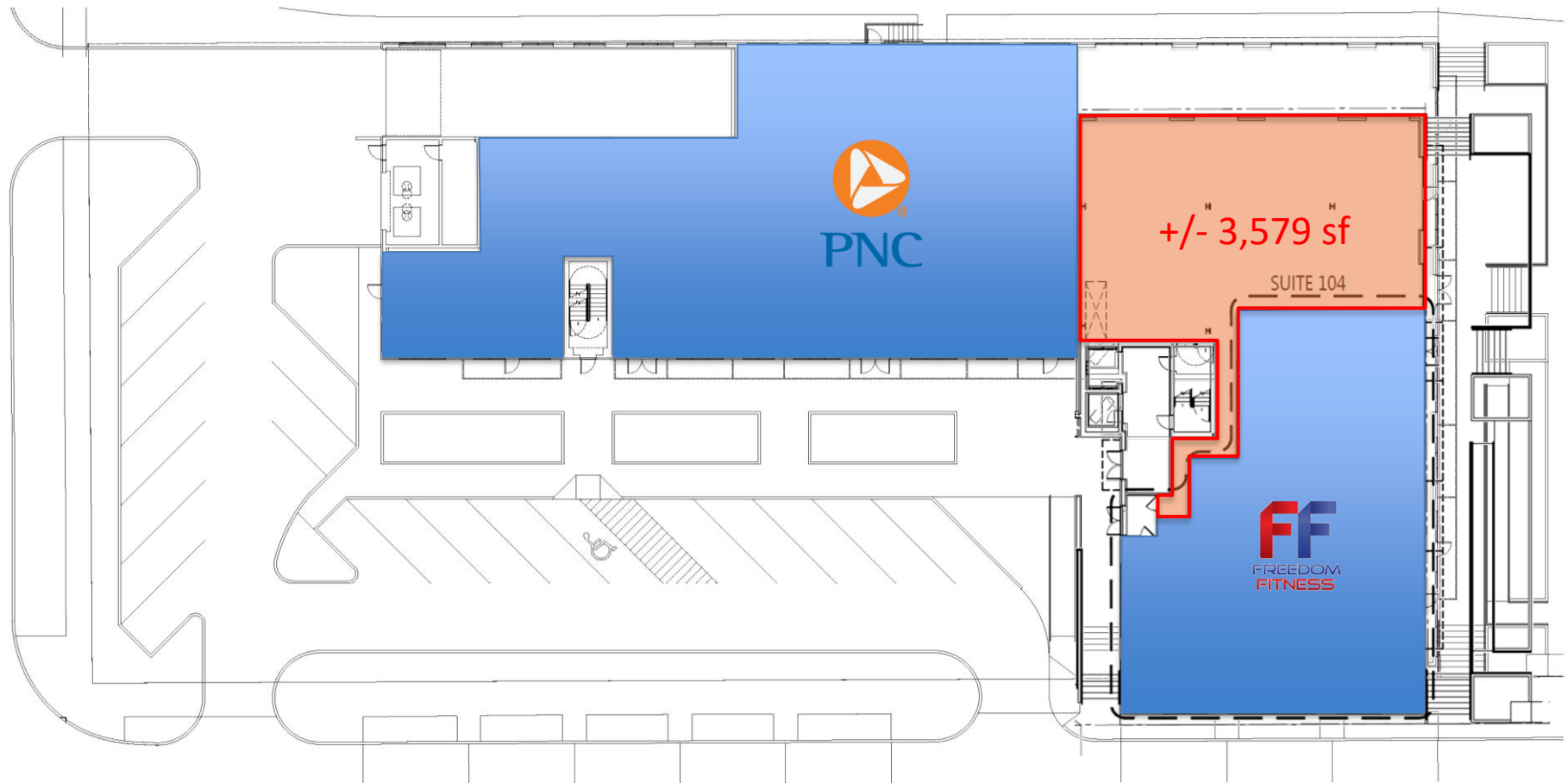


# SITE PLAN





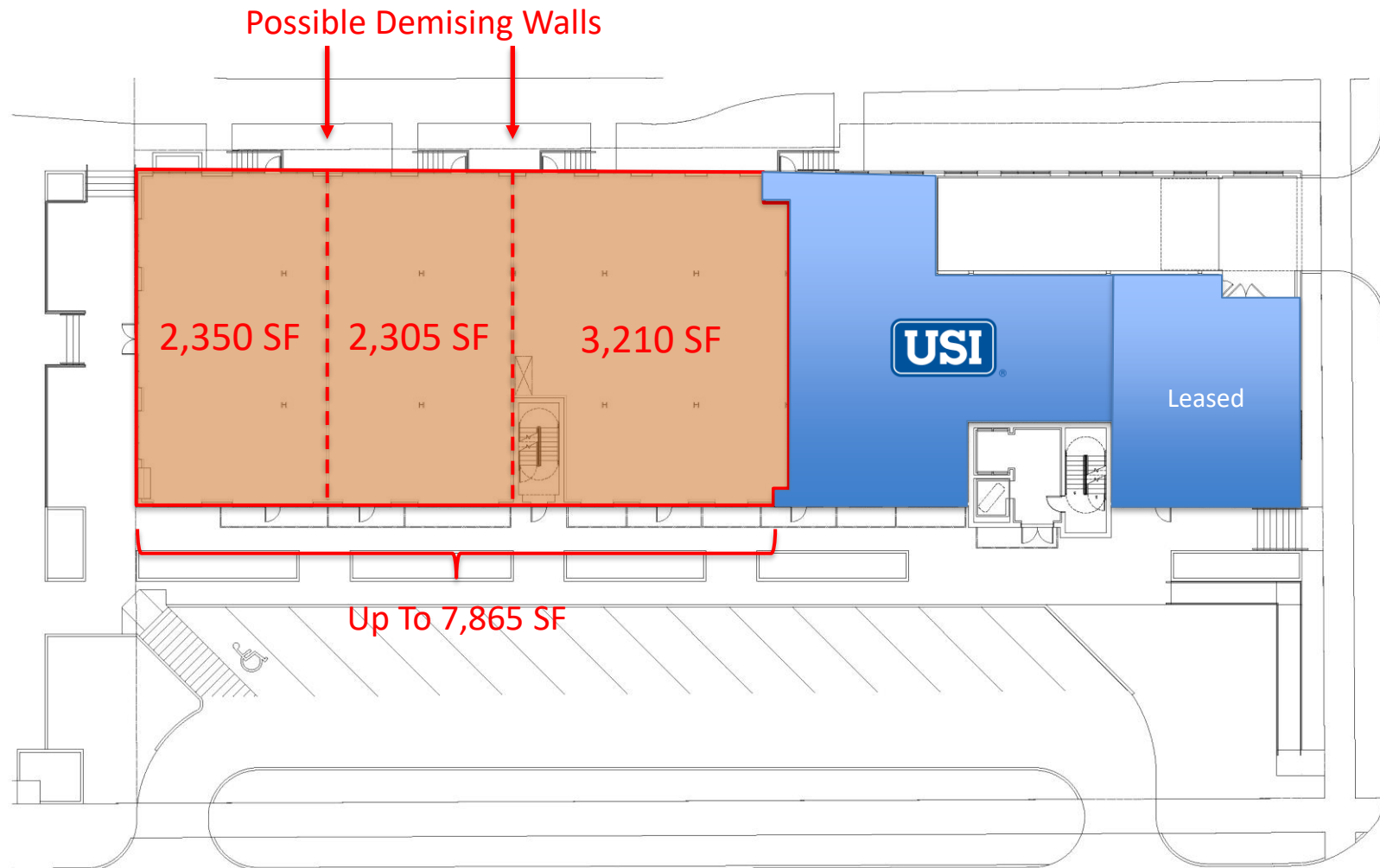
# NORTH BUILDING



 N **GROUND LEVEL**



# SOUTH BUILDING





# RESTAURANT & PATIO TEST-FIT





# OFFSITE PARKING MAP



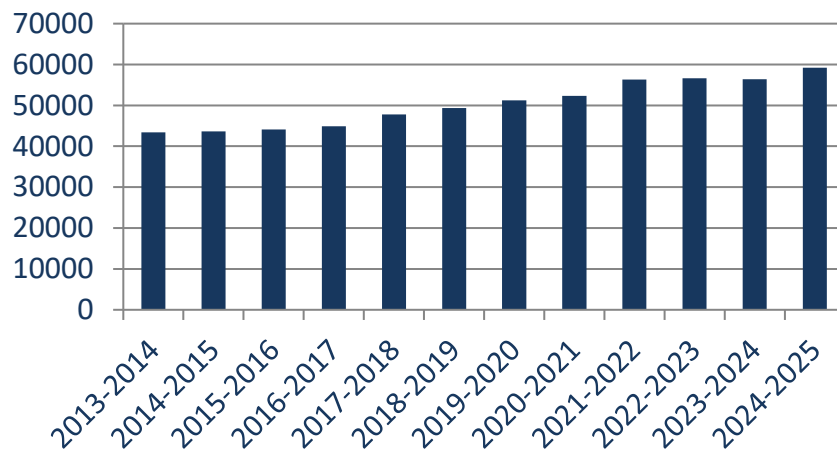


# UNIVERSITY OF ILLINOIS PROFILE

**59,238** Total Enrollment (2024-2025)  
**37,140** Undergraduate Enrollment  
**20,765** Graduate Enrollment  
**1,333** Professional Students  
**14,675** Faculty & Staff



## UIUC Enrollment





# CONTACT & HIGHLIGHTS



## Josh Markiewicz

CBCDR Vice President, Brokerage

O: 217.403.3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

## CBCDR Office

201 W. Springfield Ave., 11<sup>th</sup> Floor

Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- Gateway between Campustown and Downtown Champaign
- High-End Construction
- Fantastic Setting Adjacent to Boneyard 2<sup>nd</sup> Street Basin
- Ample Parking Options