

# Available Now!

## PROPERTY FEATURES

- HISTORIC COMMERCIAL PROPERTY JUST OUTSIDE CHAMPAIGN WITH 4,646 USABLE SF
- FLEXIBLE SPACE FOR OFFICE, RETAIL, STUDIO, STORAGE, OR WORKSHOP USE
- HIGH CEILINGS, OVERSIZED WINDOWS
- LEASE INDIVIDUAL SUITES OR ENTIRE BUILDING
- HOME TO "OLD SCHOOL" BASEBALL TRAINING FACILITY WITH STRONG SEASONAL TRAFFIC
- SHORT-TERM, MONTH-TO-MONTH & LONG-TERM LEASE OPTIONS AVAILABLE
- OWNER WILLING TO CUSTOMIZE SPACE FOR QUALIFIED TENANTS
- ENDLESS POTENTIAL FOR ENTREPRENEURS, CREATIVES & GROWING BUSINESSES



*GreenStreet*  
REALTY

**205 S MAIN ST, SEYMOUR**

**\$4.00 PER RENTABLE SF/GROSS LEASE**



## EMERALD PARTNERS

Commercial . Residential



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## DESCRIPTION AND COMMON AREA PHOTOS:

Unlock the potential of your business in this unique historic commercial property located just 6 miles outside of Champaign. Originally a school building, this character-filled space has been repurposed for office, retail, creative studio, tech, workshop, storage, and light commercial uses — offering endless possibilities for the right tenant.

The property features high ceilings, oversized windows, multiple large rooms, conference space, a kitchenette, dual restrooms, and a spacious side yard ideal for breaks or outdoor use. The flexible layout can accommodate private office suites, collaborative workspaces, art or photography studios, maker spaces, small assembly operations, inventory storage, or warehouse-style use.



The rear portion of the building is currently home to “Old School,” a popular baseball and athletic training facility featuring batting cages, practice space, and a weight room. The facility generates consistent seasonal traffic and visibility, creating excellent exposure opportunities for businesses occupying the front portion of the building.

Ownership is open to a variety of leasing structures, including short-term, month-to-month, or long-term arrangements. The space may be divided into individual secure suites or leased in its entirety. For qualified tenants and lease terms, the owner is willing to invest additional improvements to help customize the space for your business needs.



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## SUITE 1 - UPPER

828 Usable SF / 1,442 Rentable SF featuring a spacious open layout with the flexibility to accommodate private offices, conference space, collaborative work areas, or a customized buildout tailored to your business needs.



## SUITE 2 - UPPER

736 Usable SF / 1,282 Rentable SF featuring a spacious open layout with the flexibility to accommodate private offices, conference space, collaborative work areas, or a customized buildout tailored to your business needs.



## SUITE 3 - UPPER

736 Usable SF / 1,282 Rentable SF featuring a spacious open layout with the flexibility to accommodate private offices, conference space, collaborative work areas, or a customized buildout tailored to your business needs.



## SUITE 4 - UPPER

828 Usable SF / 1,442 Rentable SF featuring a separated conference area. Currently leased. Contact LA for details.



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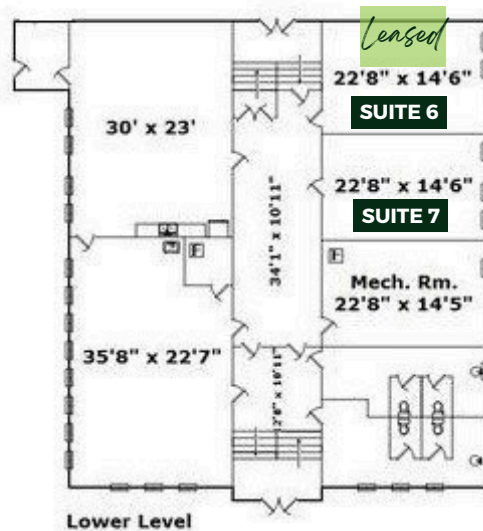
## SUITE 5 - LOWER

828 Usable SF / 1,442 Rentable SF featuring a spacious open layout with the flexibility to accommodate collaborative work areas, or a customized buildout tailored to your business needs.



## SUITE 6 & SUITE 7 - LOWER

345 Usable SF / 601 Rentable SF best suited for storage or warehouse use. Suite 6 is leased. Contact LA for details.



Well-maintained building with a newer roof and incredible adaptability for entrepreneurs, creatives, startups, service businesses, storage users, and more. A truly flexible commercial opportunity with character, visibility, and unlimited potential.



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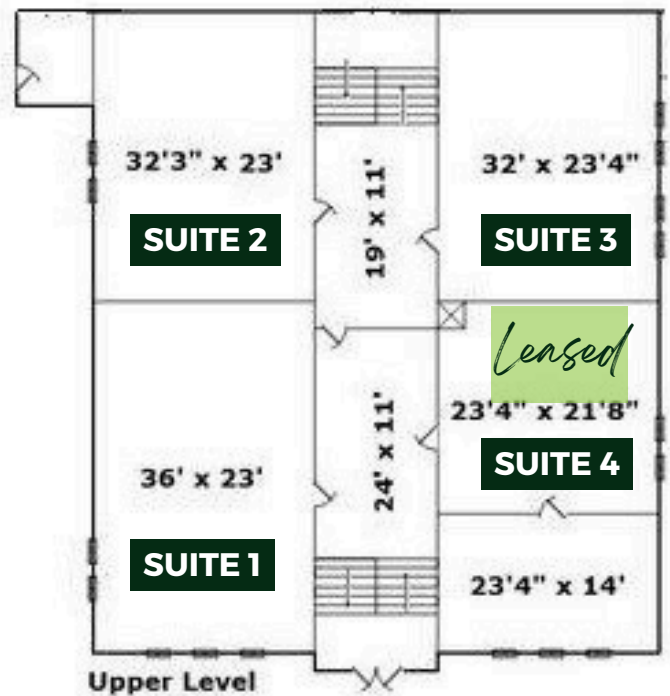
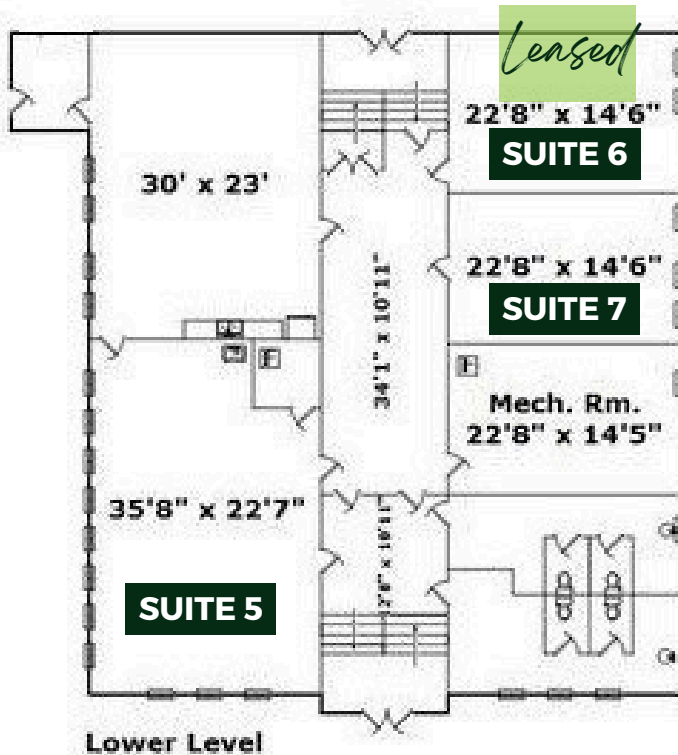
## FLOOR PLAN & AREA BREAKDOWN:

### AREA SUMMARY

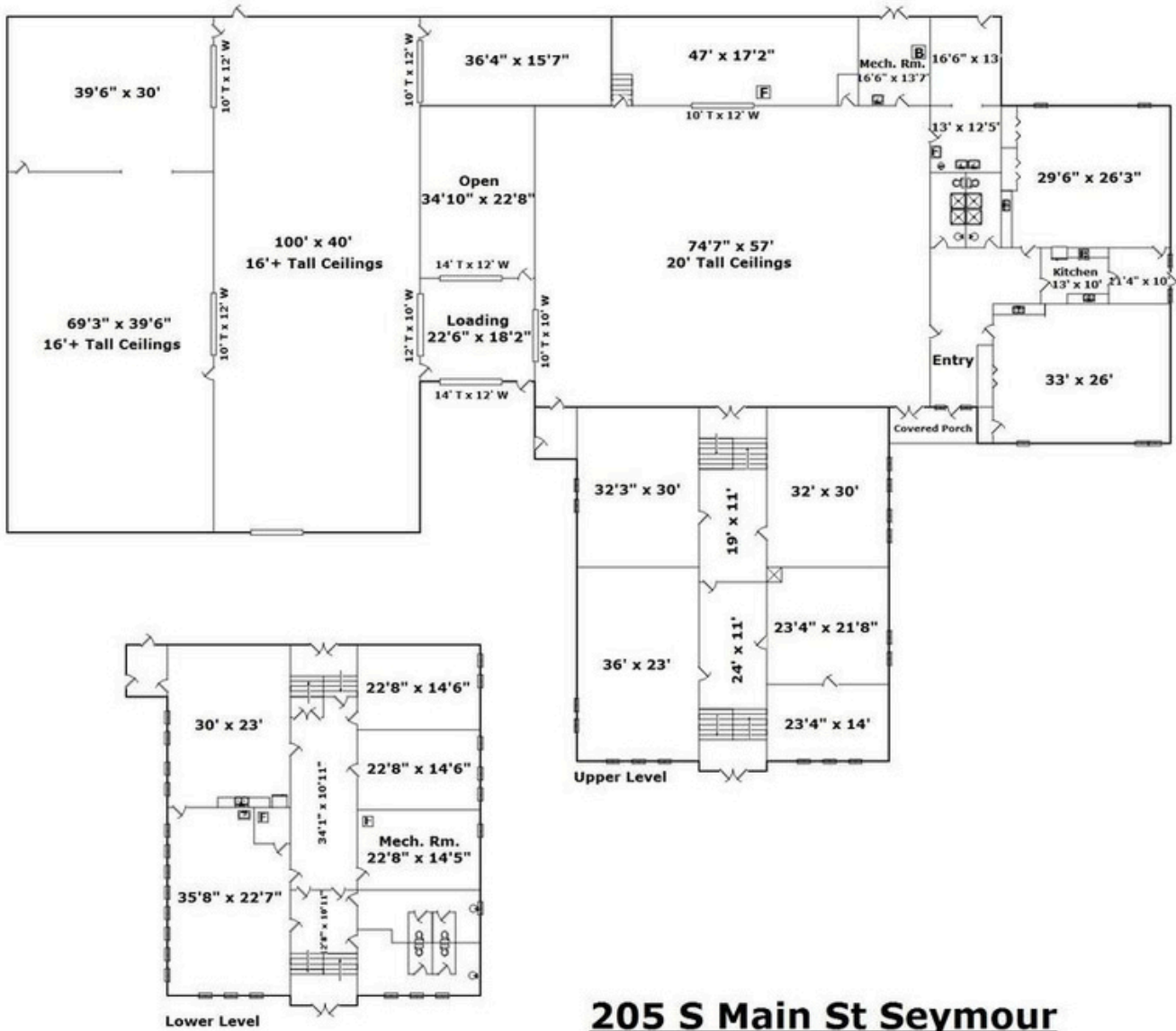
Total Usable: 4,646 SF

Common Area: 3,447 SF

<u>SUITE</u>	<u>USABLE SF</u>	<u>COMMON AREA ALLOCATION</u>	<u>RENTABLE SF</u>	<u>STATUS</u>
1	828 SF	17.82%	1,442 SF	AVAILABLE
2	736 SF	15.84%	1,282 SF	AVAILABLE
3	736 SF	15.84%	1,282 SF	AVAILABLE
4	828 SF	17.82%	1,442 SF	LEASED
5	828 SF	17.82%	1,442 SF	AVAILABLE
6	345 SF	7.43%	601 SF	LEASED
7	345 SF	7.43%	601 SF	AVAILABLE



# TOTAL BUILDING FLOOR PLAN



## 205 S Main St Seymour

Main Level	17,808 SF
Upper Level	4,219 SF
Lower Level	4,219 SF
<b>Total Building</b>	<b>26,246 SF</b>