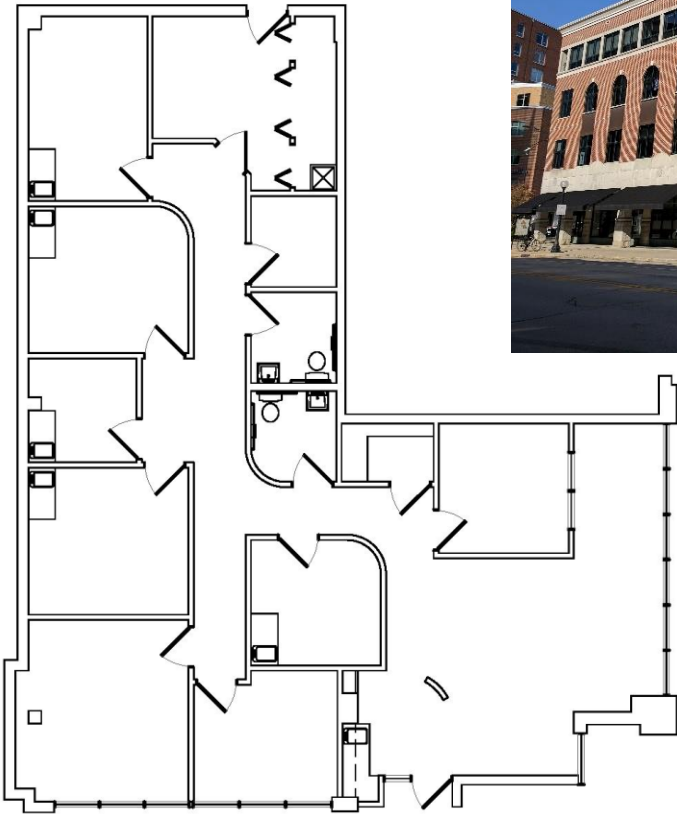
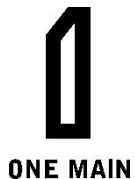


# Prime Ground Floor Retail Space Available for Lease Heart of Downtown Champaign



**One Main Plaza  
Suite 105  
2,227 SF  
\$20/SF NNN**

- Currently configured as spa with multiple treatment rooms
- Suitable space for spa, salon, or professional services
- "As is" or Build-to-suit available
- Class A premier building in the heart of Downtown
- Facing Fremont Ave. with access from Neil or Fremont
- Great location amidst dining and shopping, theaters, parks, and more
- Easily accessible to people who live and work Downtown
- Public transportation to all of C-U
- Energy efficient building and utilities
- Professionally managed



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