



Building Type:	Office, Retail
Available SF:	7,865
Year Built:	2017
Within City Limits:	Yes
Last Updated:	May 6, 2025

Realtor/Owner Contact

Josh Markiewicz
Coldwell Banker Commercial
2173527712 | joshm@cbcdr.com

Property and Area Description

This new 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. This development is in close proximity to the proposed \$250 million development known as The Yards, which could add a U of I sports arena, hotel, restaurants, retail, apartments, and convention center to the area. The property sits on the west side of the Boneyard Second Street Basin, which provides a beautiful setting/views of the Boneyard waterway and walking trails. 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 8,134 SF (divisible) 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.
<https://www.cbcworldwide.com/properties/GKXB8F/midtown-plaza>

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown