



Building Type:	Office, Retail
Available SF:	12,360
Year Built:	2018
Within City Limits:	Yes
Last Updated:	Aug 5, 2019

Realtor/Owner Contact

Jill Guth
Guth & Associates

Property and Area Description

University District serving the University of Illinois campus (enrollment at 50,000), Midtown Plaza is a two building development which includes first floor retail/office space. The location benefits from strong vehicular and pedestrian traffic while being situated among many new residential developments serving the student population as well as the greater community. The First Street Corridor has seen tremendous growth in both residential and retail developments over the past three years. Delivered to tenant with following improvements: Plumbing roughed for one restroom, 200 amp electrical service, concrete floor, HVAC unit sized for standard retail/office use (no distribution), demising wall taped, mudded, and ready for tenant finish. Building Highlights: Two, five story buildings constructed in 2018, 104 residential apartments on floors 2 through 5 with total of 180 beds, apartment tenancy includes students, professionals, UI faculty, etc., public plaza area between the two buildings providing access to the Boneyard Second Street Basin, 50 parking spaces available immediate adjacent to retail/office space for customer parking, underground parking for tenants use, additional parking available on west side of first street (map to be included), available spaces can be demised, large windows facing both front of building (west side) as well as the east side of building providing tremendous views of Boneyard Parkway, fiber from 3 major IT providers, zoned: CB (Central Business).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

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