



BUSINESS INNOVATION CENTER

505 W. UNIVERSITY AVENUE
CHAMPAIGN, IL 61820

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Property Summary



OFFERING SUMMARY

Available SF:	100 - 150 SF
Lease Rate:	\$350.00 - 750.00 per month (Full Service)
Lot Size:	0.735 Acres
Year Built:	1982
Building Size:	16,000 SF
Renovated:	2012
Zoning:	CG
Market:	

PROPERTY OVERVIEW

25 Executive Office Suites are available ranging in size and pricing. Amenities include all utilities, high speed internet, reception services, shared copier/scanner/fax, two shared conference rooms with A/V setup, shared break room, and free parking.

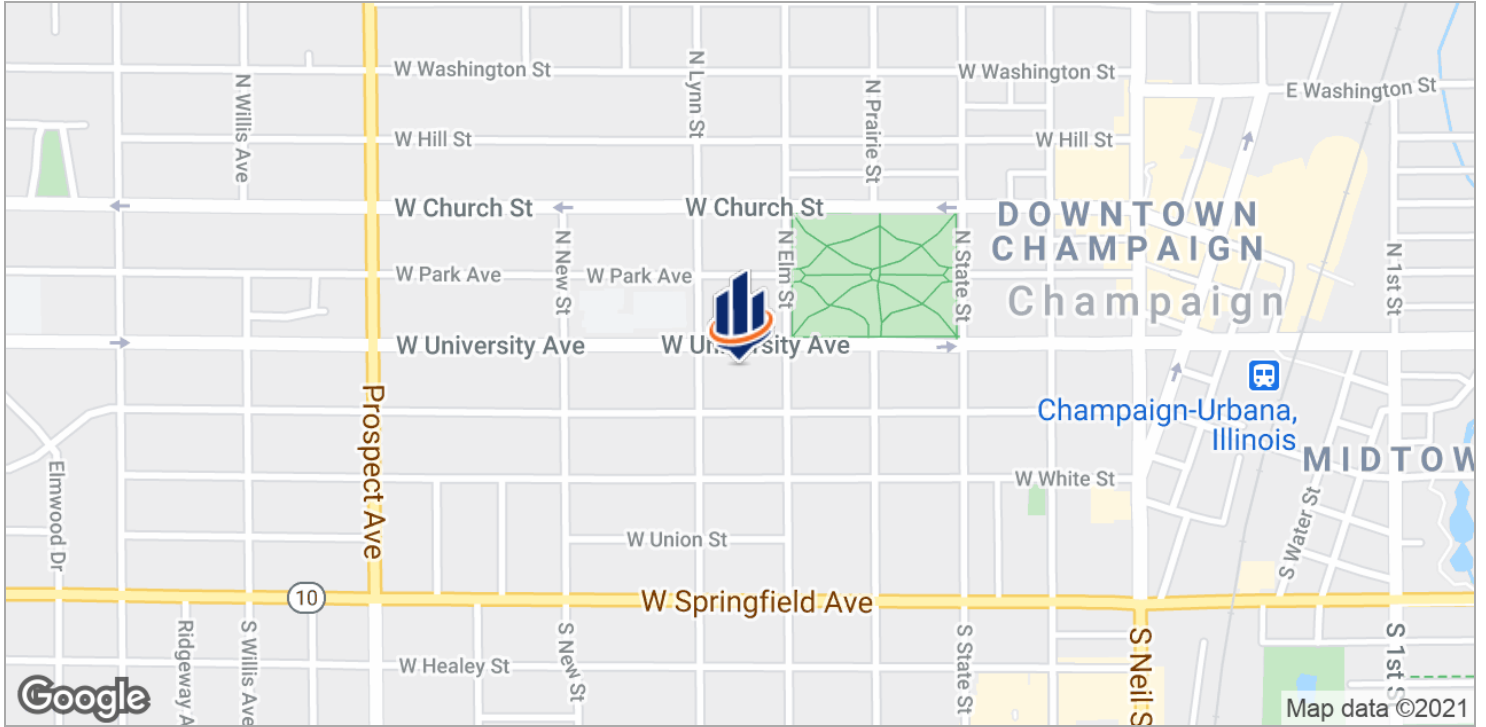
PROPERTY HIGHLIGHTS

- Newly remodeled office suites
- Great downtown location - across from West Side Park
- Free on-grade parking
- Multiple conference rooms available
- Full service amenities
- Month to month, no hassle lease

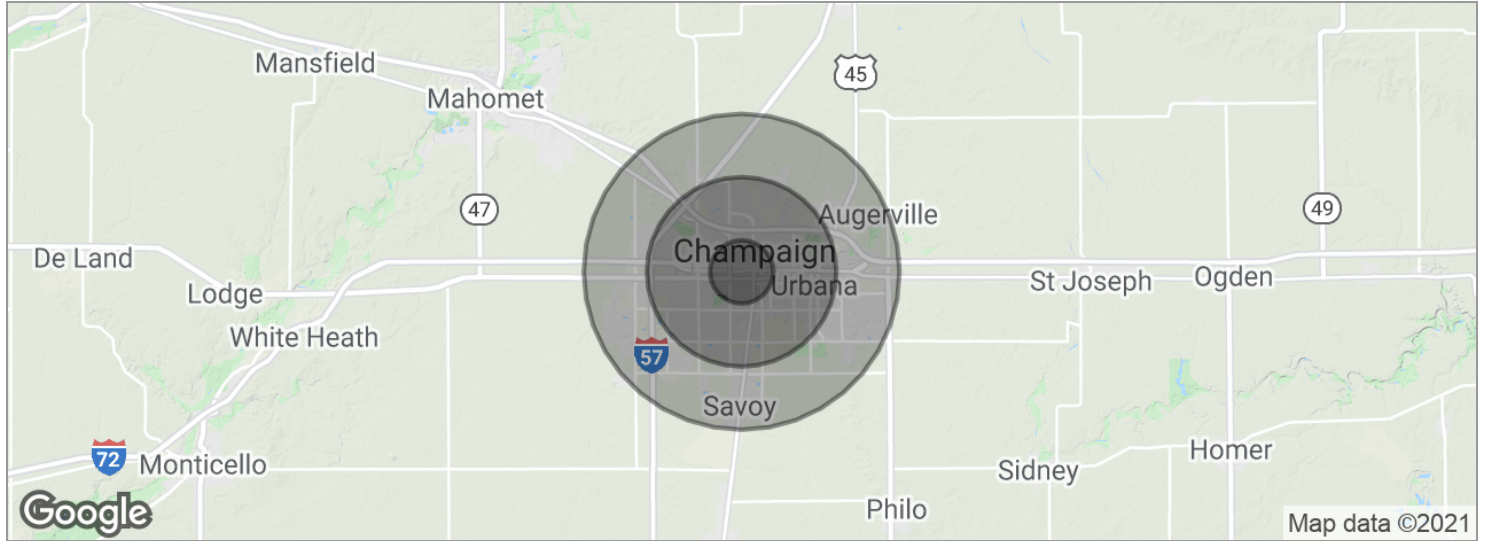
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,290	107,102	156,573
Median age	28.1	27.4	29.7
Median age [Male]	27.3	27.1	29.0
Median age [Female]	29.4	28.0	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,139	39,998	60,281
# of persons per HH	2.1	2.7	2.6
Average HH income	\$39,233	\$47,263	\$55,123
Average house value	\$135,435	\$153,577	\$169,177

* Demographic data derived from 2010 US Census