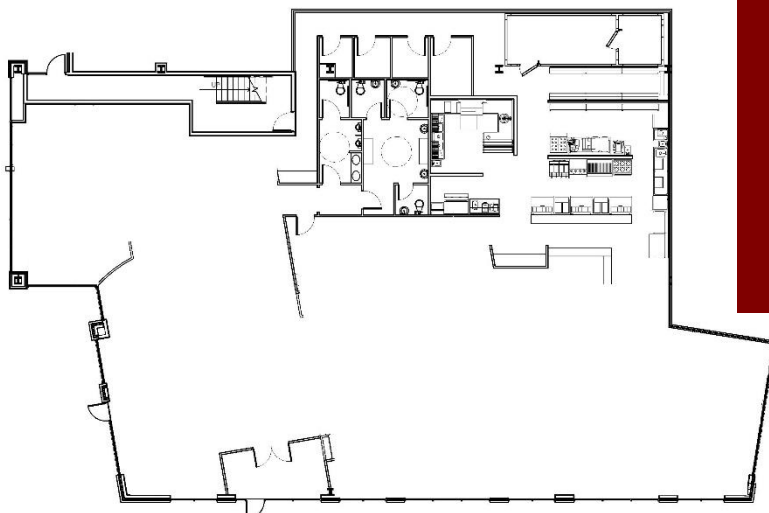
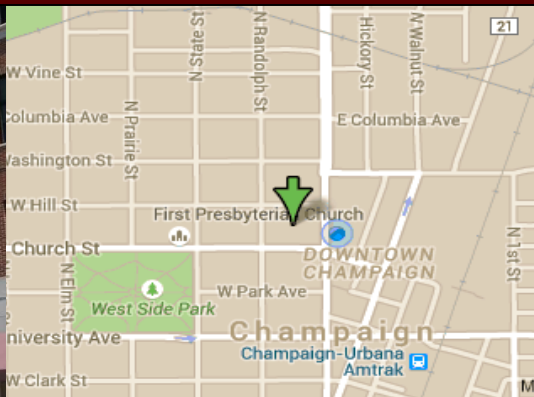


Prime Ground Floor Retail Available for Lease Heart of Downtown Champaign

M2



**M2 on Neil
Suite 101**

**8,800 SF
\$28/sf NNN**

- **Class A premier building in the heart of Downtown**
- **Great location amidst dining and shopping, theaters, parks, and more**
- **Located on the Northwest corner of Neil and Church. St.**
- **Built out as restaurant with kitchen and restrooms**
- **Easily accessible to people who live and work Downtown**
- **Parking conveniently located in attached garage**
- **Public transportation to all of C-U**
- **Energy efficient building and utilities**
- **Most current technology infrastructure**
- **Professionally managed**



ONE MAIN

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