



FOR LEASE

GUTH
|
& ASSOCIATES

602 E. Daniel Street,
Champaign, Illinois

Available for lease in new mixed-use development (Hub Champaign Daniel) in the heart of Campustown are three spaces suitable for retail or restaurant use. The spaces have sizes ranging from 1566 to 2278 square feet and are built out to a white box standard. Further build out will be the responsibility of the tenant(s). The spaces benefit from floor to ceiling windows and face Daniel Street. This new development sits on the historic Kam's location, a landmark in Campustown.

The building features 257 residential rental units located above the commercial spaces along with University of Illinois office and classroom space. The prime location is in close proximity to the University of Illinois campus with the UI Quad less than one block to the east. Heavy pedestrian foot traffic adds to the attractiveness of this location. Notable co-tenants in the building include Espresso Royale and the University of Illinois. The Illini Union Bookstore is adjacent to the property. The University of Illinois is home to over 55,000 students from around the world with a diverse student population.

Available immediately - white box delivery. Tenant improvement allowance may be available depending on the lease situation.

602 E. Daniel St. Highlights

- New construction • Floor to ceiling windows • Heavy pedestrian traffic • One block from UI Quad/Campus
- Mixed use development with retail, offices, classrooms, and apartments • 55,000+ students at U of I

Space Available
1566-2278 sq ft
\$35/SF/NNN

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