

FOR LEASE

\$300 / Month / Full Service

**COLDWELL
BANKER
COMMERCIAL****DEVONSHIRE REALTY****701 Devonshire Drive, Champaign, Illinois**

COLONY SQUARE

PROPERTY INFORMATION

AVAILABLE SF**D-3 – 120 SF****D-2B – 120 SF****BUILDING SF****52,560****PRICE****\$300 / Mo. / Office****LEASE TYPE****Full Service****PARKING****180 Shared Spaces****ZONING****Planned Development**

PROPERTY DESCRIPTION

Colony Square is a large office, retail, and business complex totaling 52,560 SF, this complex is located in south Champaign between Neil Street and Prospect Avenue. Colony Square currently has one individual office space available for lease (120 SF). Rent includes gas, electric, water, and utilities and features over 180 parking spaces shared with other tenants.

AREA DESCRIPTION

Colony Square is surrounded by trees, grassy knolls, Mattis Park and a lake. This Office/Retail Complex is in south Champaign between Neil Street and Prospect Avenue along Devonshire Dr. Development is surrounded by single and multi-family neighborhoods. In addition, Colony Square is in very close proximity to Carriage Center which is anchored by Harvest Market and features ample dining and shopping options.

**Zach Wetherell**

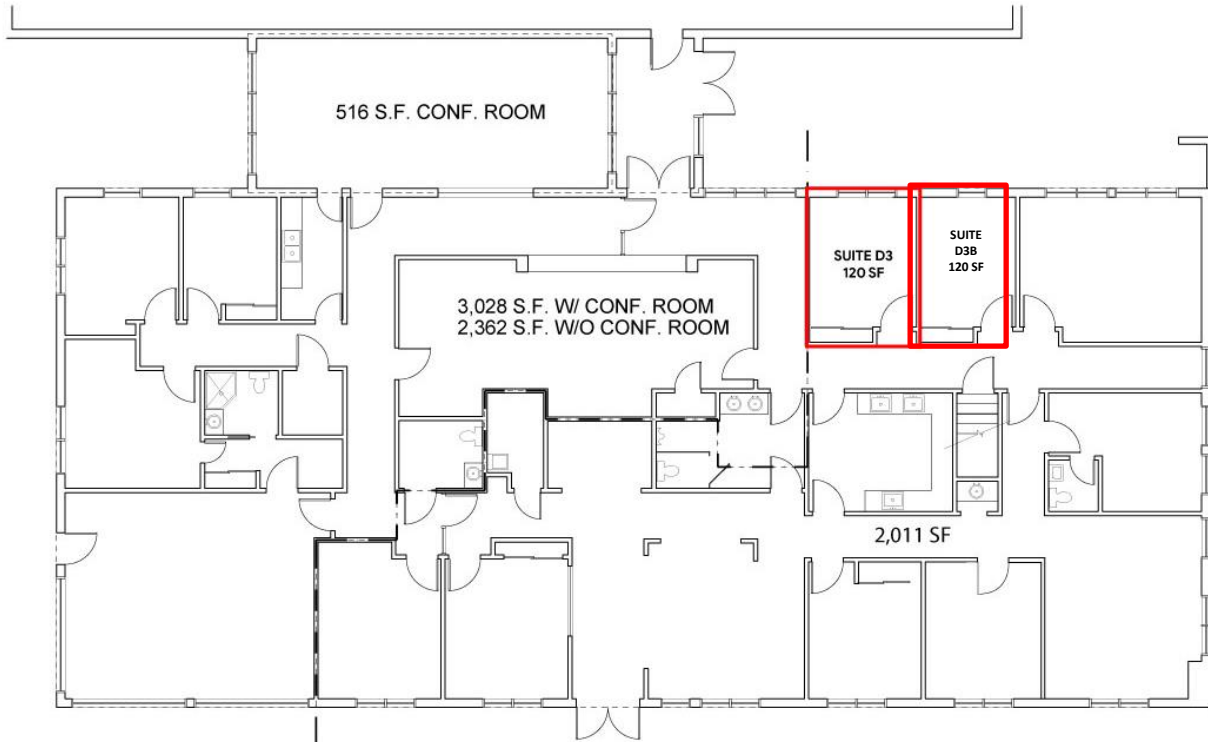
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