



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

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Listing Agent: AJ Thoma III

ajt@cbcdr.com

Office: 217-352-7712

INDIVIDUAL CLASS A SUITES FOR RENT

PROPERTY HIGHLIGHTS

**2919 Crossing Court
Champaign, IL 61822
For Lease: Suite 1: 835 SF**

- Total Bldg Size: 15,758 SF
- Class A office building
- Individual office suites available
- Several building amenities
- Great location in southwest Champaign
- Just one mile from I-57 and Curtis Road Interchange
- Zoned CO, Commercial Office



Property Description

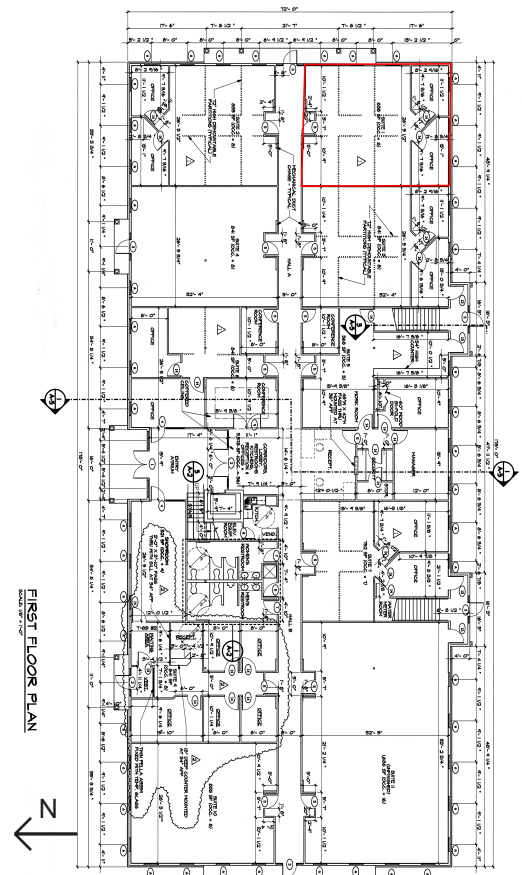
Building amenities include: common area restrooms, common area kitchens, individual entrances (some suites), Class A finishes throughout. Suites have individual electric meters and other utilities are billed back pro-rata share. There are also 52 parking spaces at this location.

Location Information

Located on the Northeast hard corner of Windsor Ave & Duncan Rd. in Champaign. Located close to several restaurants and retail shopping at Village at the Crossing. Southwest Champaign is a rapidly growing area with expansion of housing and new business. This building allows for a short commute for the individual office user or the clients that they serve. Building is located just one mile from the new I-57 & Curtis Rd. interchange.

Suite 1: \$17.00/SF/Gross or \$1,183.00/Mo.

Suite 1 is located at the southeast corner of the building. Space is 835 SF with 2 private offices and partitions acting as cubicles in the balance.



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Champaign Office
201 W Springfield Ave, 11th Floor
Champaign, IL 61820
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www.CBCDR.com