

# FOR LEASE

## \$16.00 / SF Gross



2919 Crossing Ct., Champaign, IL 61822

## CLASS A OFFICE SPACE

### Property Information

#### AVAILABLE SPACE

Two 835 SF Bays

#### BUILDING SIZE

15,758 SF

#### LEASE PRICE

\$16.00 / SF

#### ZONING

CO – Commercial Office

#### AREA

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.

#### Property Description

The property is 100% leased to Fast Tire/Car-X (Monro corporate lease) and Jimmy John's (franchisee), and is 12,675 SF along Route 173 in Antioch, IL. Monro signed a brand-new 10 year lease in February 2017, and Jimmy John's renewed for 5 years in May 2017, after operating in the site for the past 10 years.

**AJ Thoma, III, CCIM**  
**217-403-3425 (Office)**  
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**ajt@cbcdr.com**



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