



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

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Class A Office Space for Lease

PROPERTY HIGHLIGHTS

Pinehurst Commons

**3356 Big Pine Trail, Suite A & B
Champaign, IL 61822**

For Lease: \$16.00/SF/NNN (\$3,200/Mo/NNN)

- 2,400 SF Available
- Class A Office Space
- Newer Construction
- Beautiful Office Park Setting
- Great Interstate Visibility
- Near Regional Shopping and Restaurants

Est NNN: Taxes: \$2.87/SF/Yr - Ins.: \$0.26/SF/Yr - Maint.: \$1.78/SF/Yr

Property Description:

This exquisite Class A office space is one of a kind that must be seen as pictures do not do it justice. This is the newest built out office space in the complex. This 19,200 SF office complex was built between 2007-2009 and is commonly known as Pinehurst Commons. There is currently 2,400 SF of Class A Office space available at 3356 Big Pine Trail. The space is completely customized and consist of unique built-in furniture, desks, reception area, and conference room. Most of the customized fixtures stay. (For a list, please contact AJ THOMA III, CCIM.)

The space is comprised of 3 private offices, large conference room, reception area, kitchenette, male and female restrooms, and larger workroom with an attached private office. The office space has dual zone HVAC allowing for versatile heating and cooling. For the full layout, see floor plan. Ownership is willing to provide an allowance of \$2,400 for exterior sign package (tenant to provide logo/artwork). CAM at this office property includes mowing, snow removal, trash hauling, HVAC PM, Mgmt fee, domestic water, sanitary sewer & SWUF. Current tenant would consider shared space and is very flexible.

Location [Champaign County - 61822]

Pinehurst Commons is an office park that includes a 4 acre pond, walking trails, and extensive landscaping featuring numerous pine trees. The resulting park-like setting offers an eye-pleasing location for professional offices. Located on the north edge of Champaign, off Prospect Avenue and Olympian Drive on the newly extended Boardwalk Drive, Pinehurst Commons is easily accessible for you and your clients. Located in North Champaign less than 1 mile from I-57 (connects with I-74 & I-72) allows for easy access for clients and staff from afar and the CU area. The proximity of Pinehurst Commons to Champaign County's major shopping district and restaurants makes it an ideal location for office use. Neighboring businesses include Audibel, SST Software, Cetis and Professional Labor Support.



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