

FOR LEASE

\$16.00 / SF NNN



3356 Big Pine Trail, Champaign, Illinois
PINEHURST COMMONS

Property Information

AVAILABLE SF

2,400

BUILDING SF

4,800

PRICE

\$16.00/SF NNN

NNN EXPENSES

\$4.69/SF

ZONING

Commercial Office (CO)

AREA

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, Junior League, C-U Schools Foundation, Insight Therapy, and Professional Labor Support.

Property Description

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.

AJ Thoma, III, CCIM
217-403-3425 (Office)
217-520-3299 (Cell)
ajt@cbcdr.com



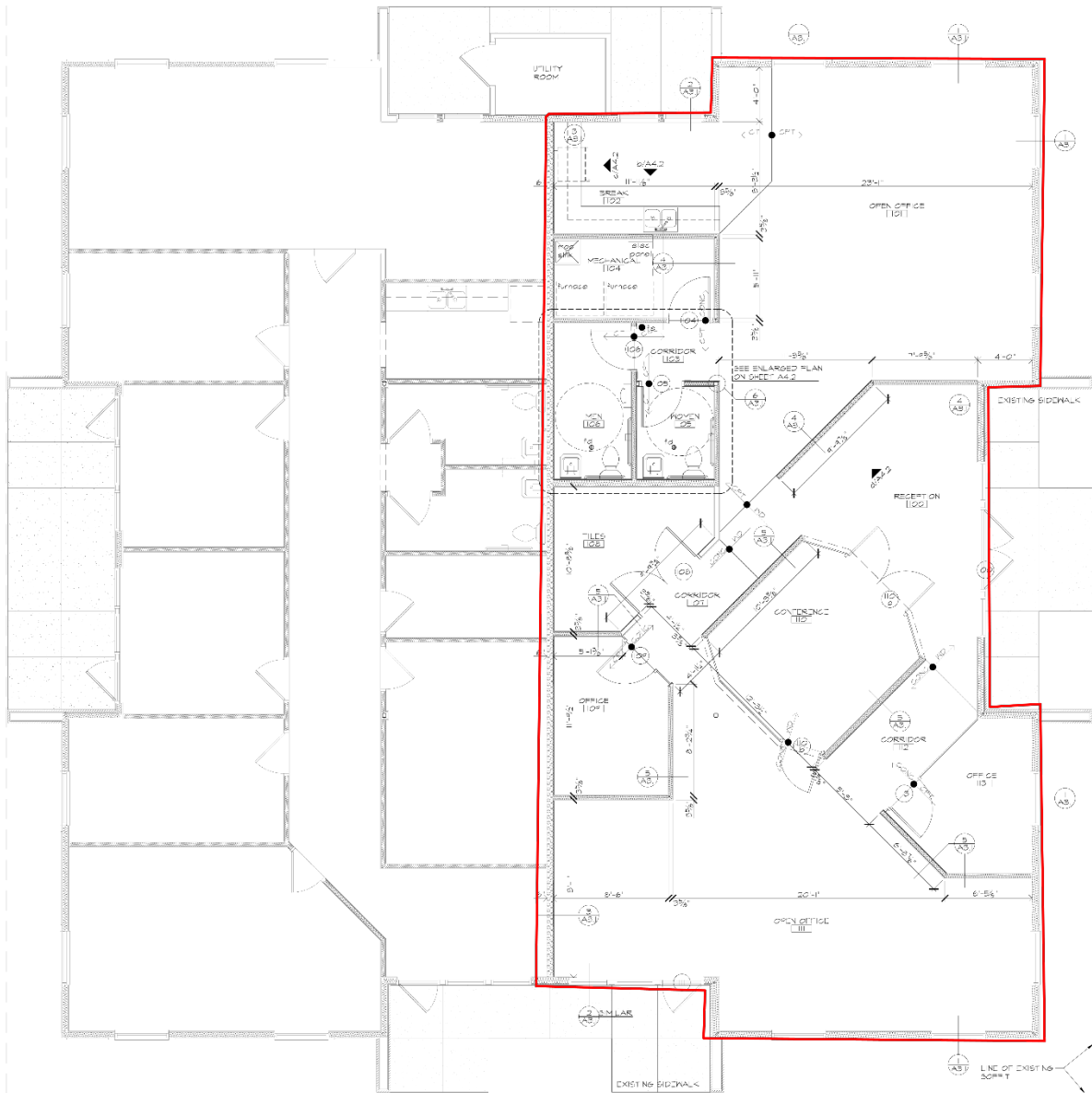
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Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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NOTE: REFER TO SHEET A4.1 FOR ROOM FINISH PLAN & NOTES



FLOOR PLAN
SCALE: 3/16"=1'-0"

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