

## COLONY SQUARE

701 Devonshire Dr., Suites B13 B14, Champaign IL

## FOR LEASE



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**



### PROPERTY OVERVIEW

The space is located in the north building of the Colony Square Office Complex. Suite B13 and B14 are each 970 square feet and have 20' of frontage. They are currently combined by an opening between the suites for a total of 1,940 square feet, but the spaces can easily be divided. Suite B13 has an open reception area, three offices and a restroom. Suite B14 is one large open room with one restroom. The tenant is responsible for their prorated share of HVAC, Common Area Utilities and Common Area Maintenance charges. Landlord is responsible for RE Taxes and Building insurance.

#### FOR MORE DETAILS CONTACT:

**ZACH WETHERELL | ZACH.WETHERELL@CBCDR.com** Office 217-403-3374  
**Coldwell Banker Commercial Devonshire Realty** Fax 217-352-5513

### DETAILS

**AVAILABLE SF:** 970 – 1,940 SF  
**BASE LEASE RATE:** \$14.00 / SF  
**LEASE TYPE:** Modified Gross  
**BUILDING SIZE:** 52,569 SF  
**ZONING:** SF1 – Single Family  
**TRAFFIC COUNTS:** Devonshire Dr. – 5,000 VPD

**AREA DESCRIPTION:** The property is located off of Devonshire Dr. west of the new 17 acre Carriage Center retail development along South Neil St. and east of Prospect Ave. Neighboring businesses are the Business and Technology Center, Colony Square Cleaners, Hickory Point Bank, Chesser Financial. Mattis Park neighbors the property to the east.

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201 W. Springfield, 11<sup>th</sup> Floor  
Champaign, IL 61820

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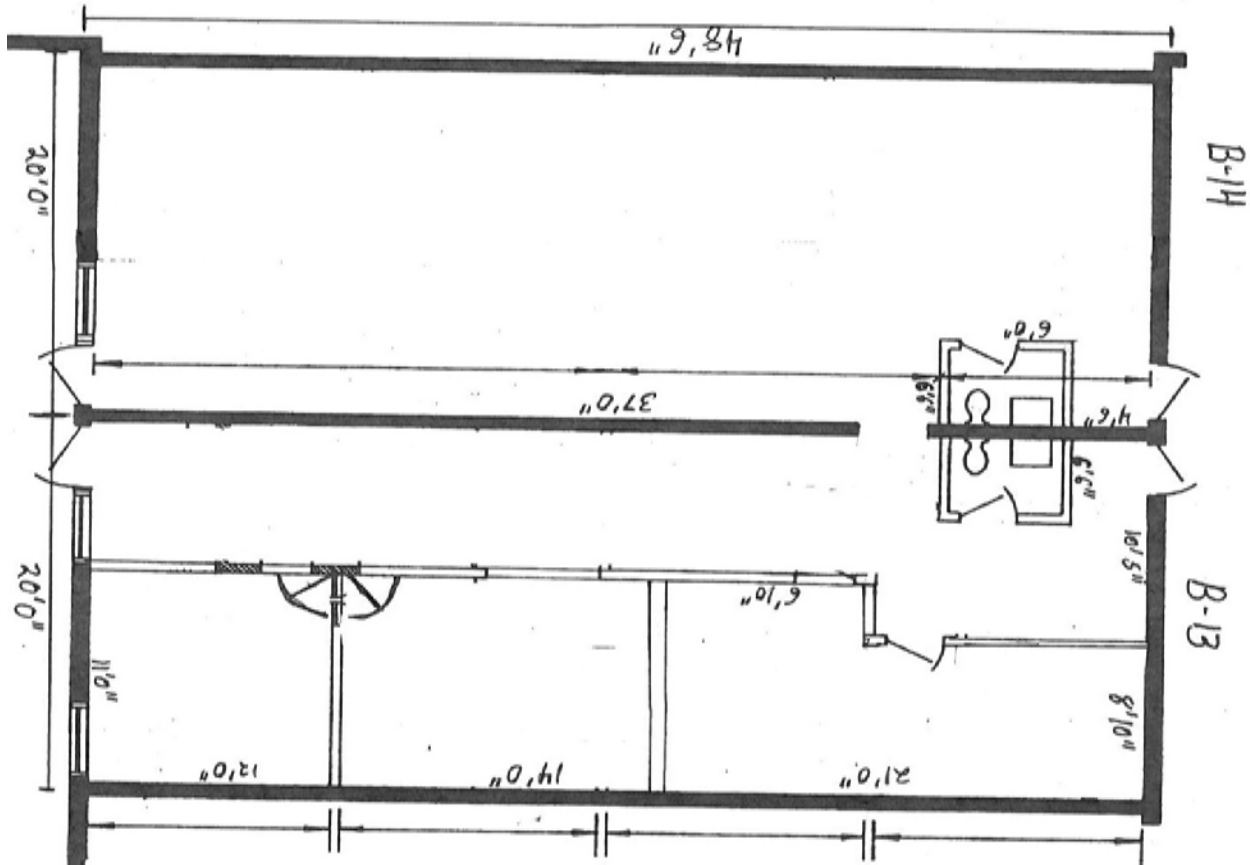
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