

FOR LEASE

See Leasing Price Sheet



RANTOUL BUSINESS CENTER

601 S. Century Blvd, Rantoul, IL 61866

PROPERTY INFORMATION

AVAILABLE SF
22,623 SF

ZONING
C-4

PARKING
55 Spaces

LEASE TYPE
See Pricing Sheet

AREA DESCRIPTION

Rantoul, IL is a village of Champaign County located approximately 15 minutes driving time north of Champaign-Urbana. The property is located at the southeast corner of Century Boulevard and East Veterans Parkway. Easy access from Rt.45 and accessible from Rt. 136. Land uses surrounding the property are various commercial uses, including restaurant, service, office, and retail. This property is centrally located in Rantoul and is minutes down the street from local eateries such as Sol Azteca, Dunkin Donuts, and Hardee's.

PROPERTY DESCRIPTION

The Rantoul Business Center (106,168 SF) is being offered for sale and for lease. Available space includes finished and unrenovated office space ranging from 370 SF to 1931 SF and storage / warehouse space from 1,500 SF – 2,256 SF. Warehouse space features 16' ceilings and 14' overhead doors available on peripheral bays. There is a new roof on 2/3 of the main building. 55 shared parking spaces available around building. The building is currently configured with 71,820 SF (67%) of leasable area with the balance being common area comprised of an auditorium, two conference room, two kitchens, various restrooms, elevator, and lobby. The building has a fire-suppression sprinkler system and two transformers, 1200-Amp & 2000-Amp (Feeding 1200-AMP & 800-Amp panels).



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Rantoul Business Center Pricing Sheet (Updated 7.10.20)

Suite #	Size	Price*	Available
1116	1,102 SF	\$1,102.00/Mo Gross	NOW
1203	370 SF	\$370.00/Mo Gross	NOW
1502	370 SF	\$370.00/Mo Gross	NOW
1503	390 SF	\$390.00/Mo Gross	NOW
1408	770 SF	\$770.00/Mo Gross	NOW
1403	770 SF	\$770.00/Mo Gross	NOW
1401	720 SF	\$720.00/Mo Gross	NOW
1314	720 SF	\$720.00/Mo Gross	NOW
1311	370 SF	\$370.00/Mo Gross	NOW
1310	370 SF	\$370.00/Mo Gross	NOW
1308	370 SF	\$370.00/Mo Gross	NOW
1304	370 SF	\$370.00/Mo Gross	NOW
1302	370 SF	\$370.00/Mo Gross	NOW
1301	720 SF	\$720.00/Mo Gross	NOW
Second Floor	18,718 SF	Negotiable	NOW
Interior Bay 3	1,520 SF	\$730.00/Mo Gross	NOW
Bay 1	2,256 SF	\$1,165/Mo Gross	
Bay 16	1,500 SF	\$775.00/Mo Gross	NOW
Un-renovated Bays			
1076	390 SF	\$292.50/Mo Gross	NOW
1077	370 SF	\$277.50/Mo Gross	NOW
1078	370 SF	\$277.50/Mo Gross	NOW
1079	370 SF	\$277.50/Mo Gross	NOW
1080	770 SF	\$577.50/Mo Gross	NOW
1081	370 SF	\$277.50/Mo Gross	NOW
1082	370 SF	\$277.50/Mo Gross	NOW
1090	770 SF	\$577.50/Mo Gross	NOW
1091	639 SF	\$478.75/Mo Gross	NOW

*All suites/Bays include an Operating charge of \$2.50/SF for Electric, Gas, Water, Sewer, Common Area Cleaning, etc.



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OFFICE

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