



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE SPACE FOR LEASE

\$12.00 / SF / MODIFIED NET (DIVISIBLE)



FOR LEASE

201 Devonshire Drive

Champaign, IL 61820

9,153 – 19,086 SF

OFFICE

BUILDING SIZE

19,086 SF

AVAILABLE SPACE

9,153 – 19,086 SF

TAX PIN

45-20-24-401-004

PARKING SPACES

86 Spaces

YEAR BUILT

1995

ZONING

CG – Commercial General

PROPERTY DESCRIPTION

201 Devonshire Drive is a +/- 19,086 SF office building that features a welcoming and secure reception area, 21 private offices, 9 open work areas for cubicles, 6 conference rooms, kitchen, server room with dedicated Liebert Computer Room Air Conditioning (CRAC) system and anti-static flooring, 4 separate restrooms, shipping and receiving area, and multiple storage areas. The building features 3 phase power and has an uninterruptible power system. The building can be divided to +/- 9,153 RSF (8,633 USF & 520 SF common area) and +/- 9,933 RSF (9,368 USF & 565 SF common area).

Landlord pays for real estate taxes and building insurance, and Tenant pays for common area maintenance.

AREA DESCRIPTION

The subject property is conveniently located at the entrance of Corporate Center Office Park; a 650,000 square foot office park in Champaign, Illinois. The property is located just off of Neil Street and across from the 17-acre Carriage Center development. The property provides quick and easy access to Willard Airport, downtown Champaign and the University of Illinois.



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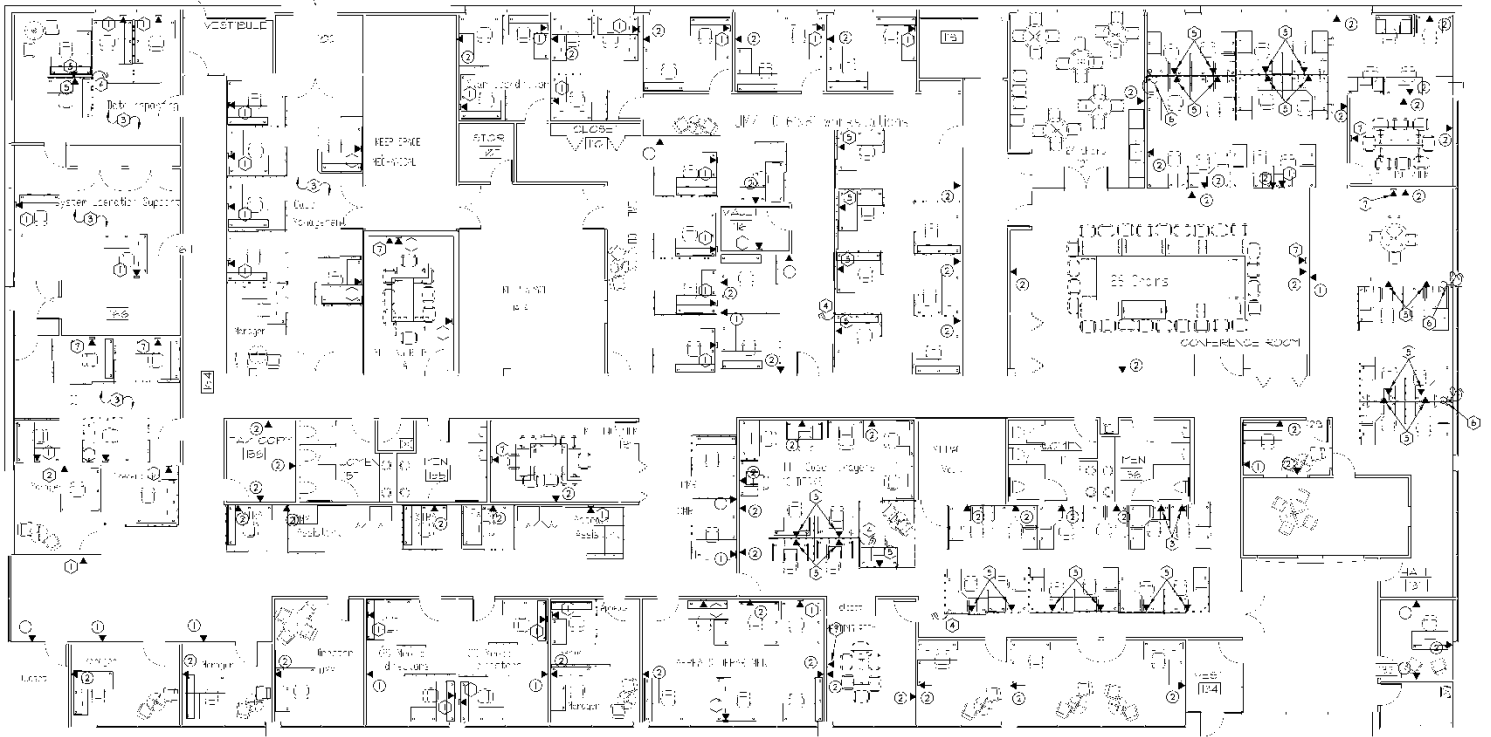


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FLOOR PLAN



FLOOR PLAN - SYSTEMS - DEMO & NEW WORK SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. ALL EXISTING ABANDONED LOW VOLTAGE NETWORK CABLE TO BE REMOVED BACK TO SOURCE BY OWNERS LOW VOLTAGE CONTRACTOR.
2. ELECTRICAL CONTRACTOR TO PROVIDE BLANK COVER PLATES ON ALL ABANDONED RACKINGS, PLATES TO MATCH COLOR OF RECEPTACLE PLATES. COVER ALL CO.25 SECTIONS WITH THE OWNER.

DEMOLITION NOTES - (FOR THIS SHEET ONLY) (CIRCLE SYMBOL)

1. REMOVE STATION CUTOLET AND CABLE BACK TO SOURCE. PROVIDE BLANK COVER PLATE.
2. REMOVE STATION CUTOLET AND CABLE BACK TO SOURCE. OWNERS VENDOR WILL INSTALL NEW STATION CUTOLET ON CABLE AND ALL WORK TO ESTABLISH NEW WORK STATION.
3. REMOVE ALL SURFACE RACKING POWER TO 250V LOW VOLTAGE CABLE/STATION ON CUTOLET ASSOCIATED WITH LUG CASEWORK BACK TO SOURCE.

NEW WORK NOTES - (FOR THIS SHEET ONLY) (CIRCLE SYMBOL)

1. PROVIDE NEW 2 GANG WIRING 2 BOX AND HIREHOLE TO ABOVE CEILING FOR STATION CUTOLET AND CABLE 2 1/2" OWNERS VENDOR.
2. PROVIDE NEW 2 GANG WIRING 2 BOX AND HIREHOLE TO ABOVE CEILING. 4-1/2" IN TO OFFICE FRONTION RAKE BOARD SUBWAY.
3. CUT AND PATCH WALL TO INSTALL ROUGH-IN AND CONDUIT STYLE STATION CUTOLET AND CABLE BY OWNERS VENDOR.
4. POWER POLE PURCHASED BY OFFICE FURNITURE VENDOR.
5. STATION CUTOLET AND CABLE IN PLANTURE BASE RAIL.
6. CUT AND PATCH WALL FOR NEW ROUGH-IN AND CONDUIT STYLE WAMP TO OFFICE PLANTURE BASE RAIL.
7. SURFACE GASKET AND ROUGH-IN IP 607 FOR MONITOR.



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AERIAL



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