

RETAIL
OFFICE

FOR LEASE

\$14.00 / SF NNN



RETAIL/OFFICE SPACE AVAILABLE AT THE CROSSING

2437 – 2439 Village Green Pl., Champaign, IL 61822

Property Information

AVAILABLE SF

2,400 – 5,163 SF

BUILDING SIZE

21,190 SF

LEASE PRICE

\$14.00/SF NNN

ZONING

CG – Commercial General

AREA DESCRIPTION

Subject is located in the Southwest quadrant of Windsor and Duncan which has been developed as Village at the Crossing. The Village contains a mix of retail and professional office space developed in the early to late 2000's anchored by Walgreen's, Jupiter's at the Crossing, and Marine Bank. Neighboring businesses include several banks, national & local restaurants, retailers, and professional office users of all types. Area is surrounded by high income residential subdivisions in all four directions as well as an expansion of "Carle at the Fields" a 1,000,000 SF hospital development with 1,500 employees located a 1.5 miles south at the I-57 and Curtis Rd. Interchange.

PROPERTY DESCRIPTION

Subject property was constructed in 2010 to be a multi-tenant office retail building consisting of 10,240 SF on the first floor and 10,950 SF on the second. Two of the four commercial condos have been leased/sold since construction leaving the availability of only two condo's 2,400 SF and 2,763 SF, which can be combined for 5,163 SF. This Class A retail/office building is handicap accessible and sprinklered. The CG-Commercial General Zoning allows for a variety of use. A large shared parking lot to the west services the condos with additional parking on the north and east side. For well qualified tenants, Landlord is willing to provide the space in Vanilla box or provide Tenant Improvement (TI) Dollars.

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RETAIL



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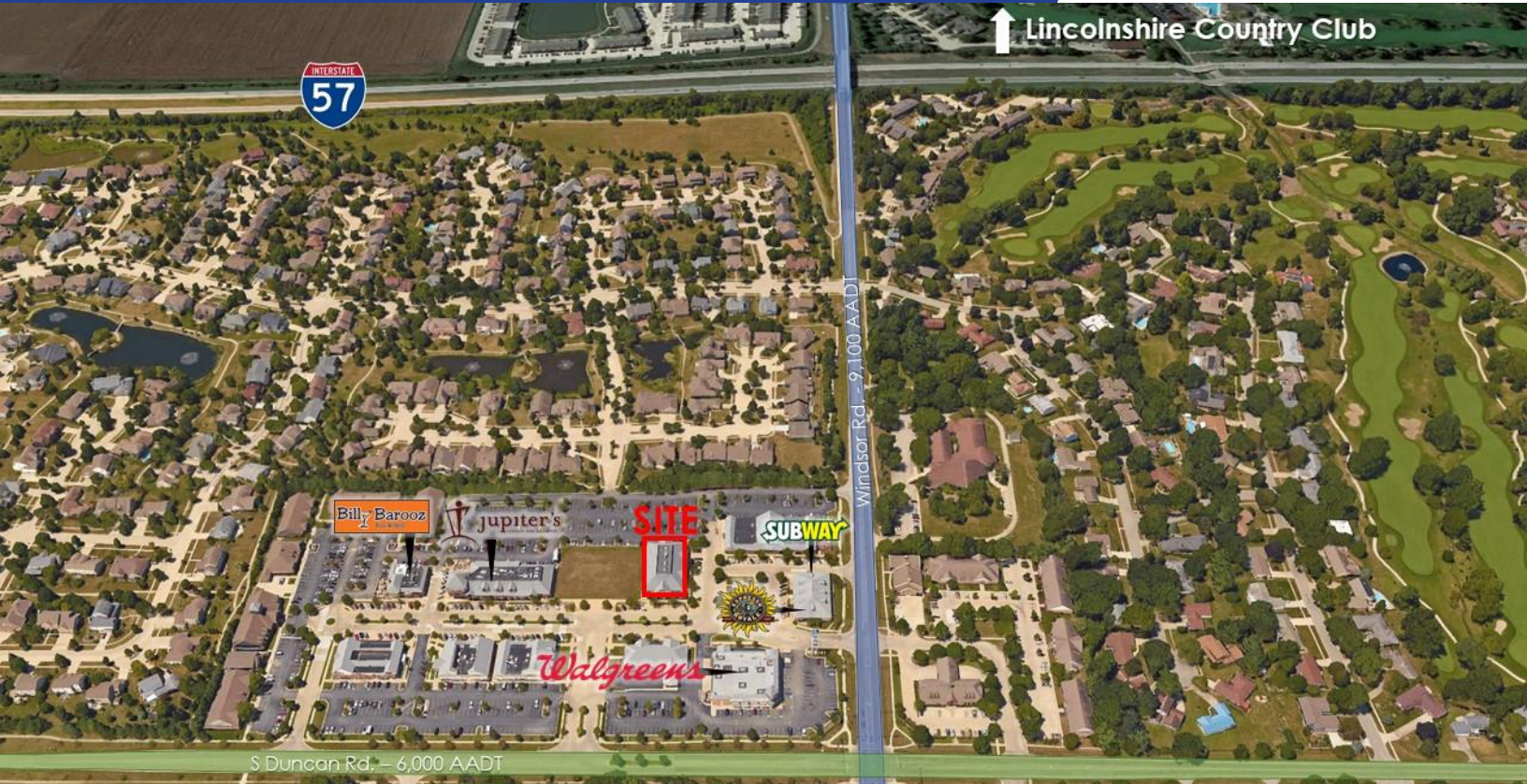
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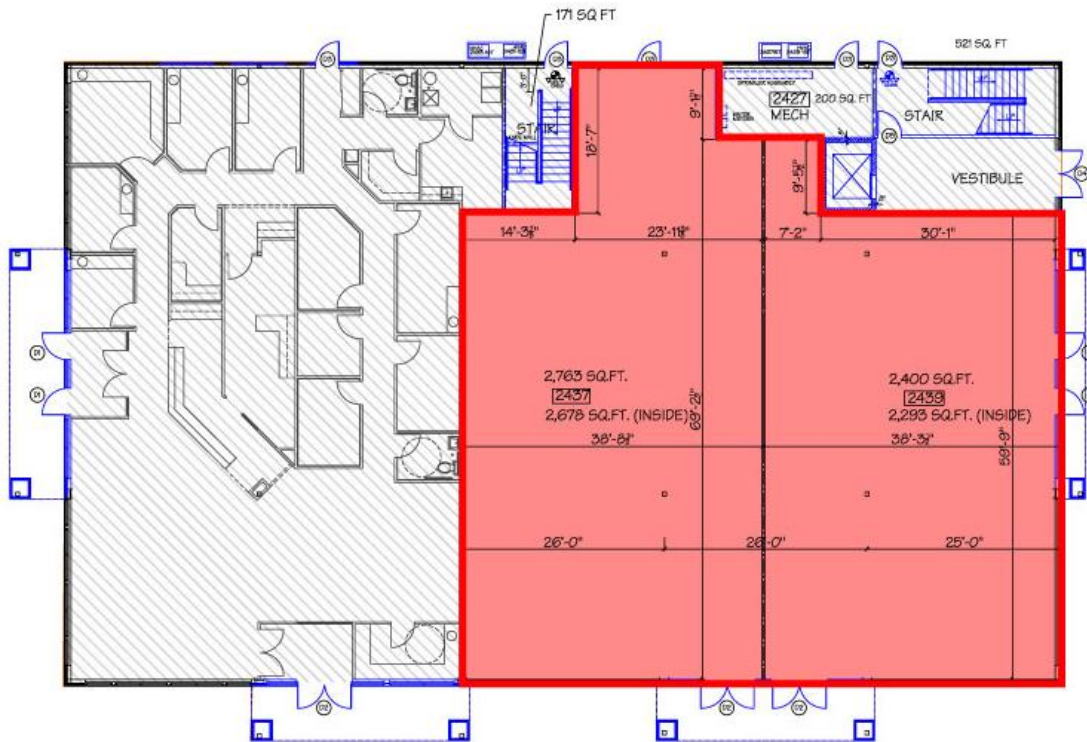
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SITE PLAN



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