

FOR LEASE

\$10.00 / SF / Gross



509 S. Country Fair Dr., Suite A

Champaign, IL 61821

PROPERTY INFORMATION

AVAILABLE SF
2,100 SF

TAX PIN
44-20-15-201-010

PARKING
9 Spaces

ZONING
CI Commercial Industrial

AREA DESCRIPTION

This office space is located in West Champaign on Country Fair Drive near the intersection of Springfield Avenue. Country Fair Drive has retailers and other office buildings neighboring this space. The location is near Parkland College and Interstates 57 and 72. Neighboring businesses are Busey Bank, Illini Mattress, Burger King, Taco Bell, Arby's, etc. This area of Champaign is predominantly commercial with some multi-family residential developments.

PROPERTY DESCRIPTION

This office space is in clean condition with parking spaces directly in front of the entrance and around the south side of the building. The suite has frontage along Country Fair Drive and the windows and a couple skylights allow for plenty of sunlight. A stand-alone sign is available for use in front of this space. Features of the office are reception area, kitchenette, several private offices, large conference room and smaller multi-purpose rooms. Landlord is willing to paint and install new flooring for a qualified tenant. Tenant is responsible for their own snow removal and trash service.



Zach Wetherell
217-403-3374
zw@cbcdr.com



OFFICE



INDUSTRIAL

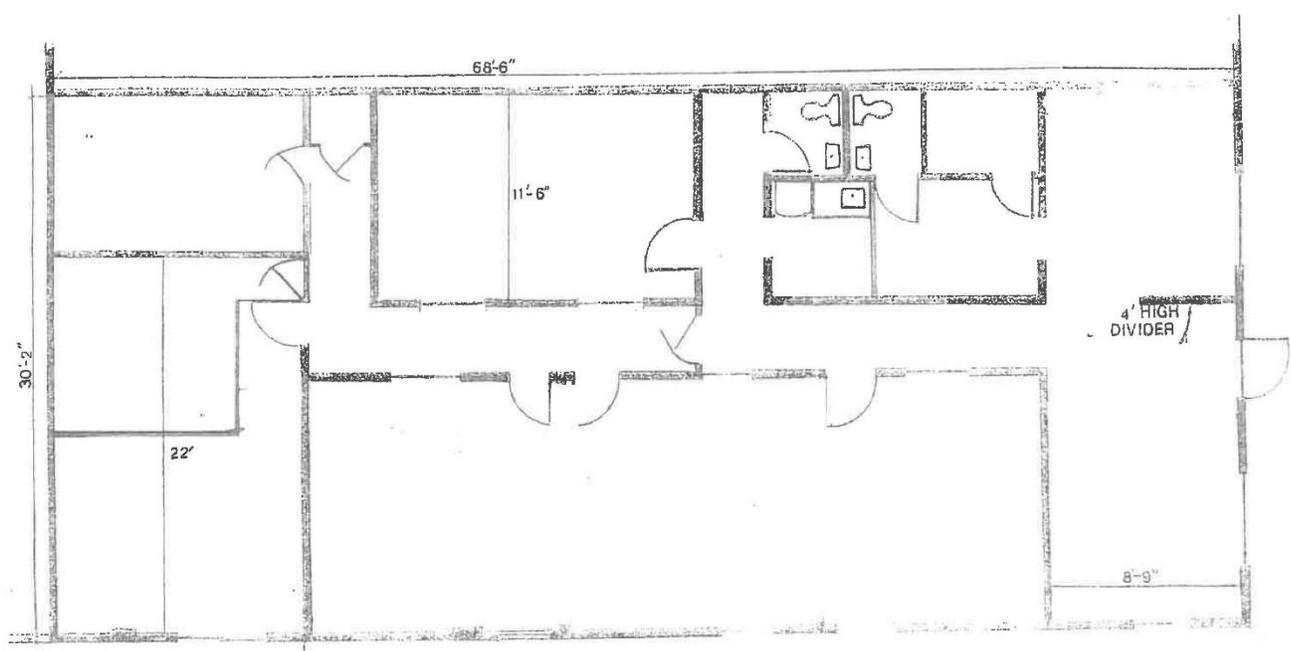
CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

CBCDR.COM

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

FOR LEASE
\$10.00 / SF / Gross

FLOOR PLAN



509 S. COUNTRY FAIR DRIVE

FLOOR PLAN 1/8" = 1'-0" NORTH



Zach Wetherell
217-403-3374
zw@cbcdr.com



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