

OFFICE  
RETAIL

# FOR LEASE

\$12.00 / SF / NNN



COLDWELL  
BANKER  
COMMERCIAL

DEVONSHIRE REALTY



## DEVONSHIRE COMMONS

409 Devonshire Dr, Champaign, IL 61820

### PROPERTY INFORMATION

#### AVAILABLE SPACE

2,450 SF

#### BUILDING SIZE

19,299 SF

#### LEASE TYPE

\$12.00 / SF / NNN

#### ZONING

CO – Commercial Office

### PROPERTY DESCRIPTION

The property underwent an exterior remodel in the fall of 2016 by adding new architectural elements to the buildings façade and new tenant signage. 409 Devonshire is located in the east building on the south side. The main level (1,770 SF) has a large reception area, conference room, three private offices, storage room or fourth smaller office, two restrooms, and kitchenette. The loft (680 SF) has an open floor plan that look down on the reception area. Tenant has access to a monument sign along Devonshire Drive. NNN expenses are based on the main level square footage only.

### AREA DESCRIPTION

This office building is located at the southeast corner of Devonshire Drive and Fox Drive in an attractive professional office park. The building is within close proximity to Mattis Park and the University of Illinois, and only a block away from the new 17 acre Carriage Center development which boasts retailers like Harvest Market grocery store, ACE Hardware, Hilton Extended Stay, Starbucks, OSF Urgo Care and AT&T.

*\*Property is Broker Owned*



**Zach Wetherell**

217-403-3374  
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**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
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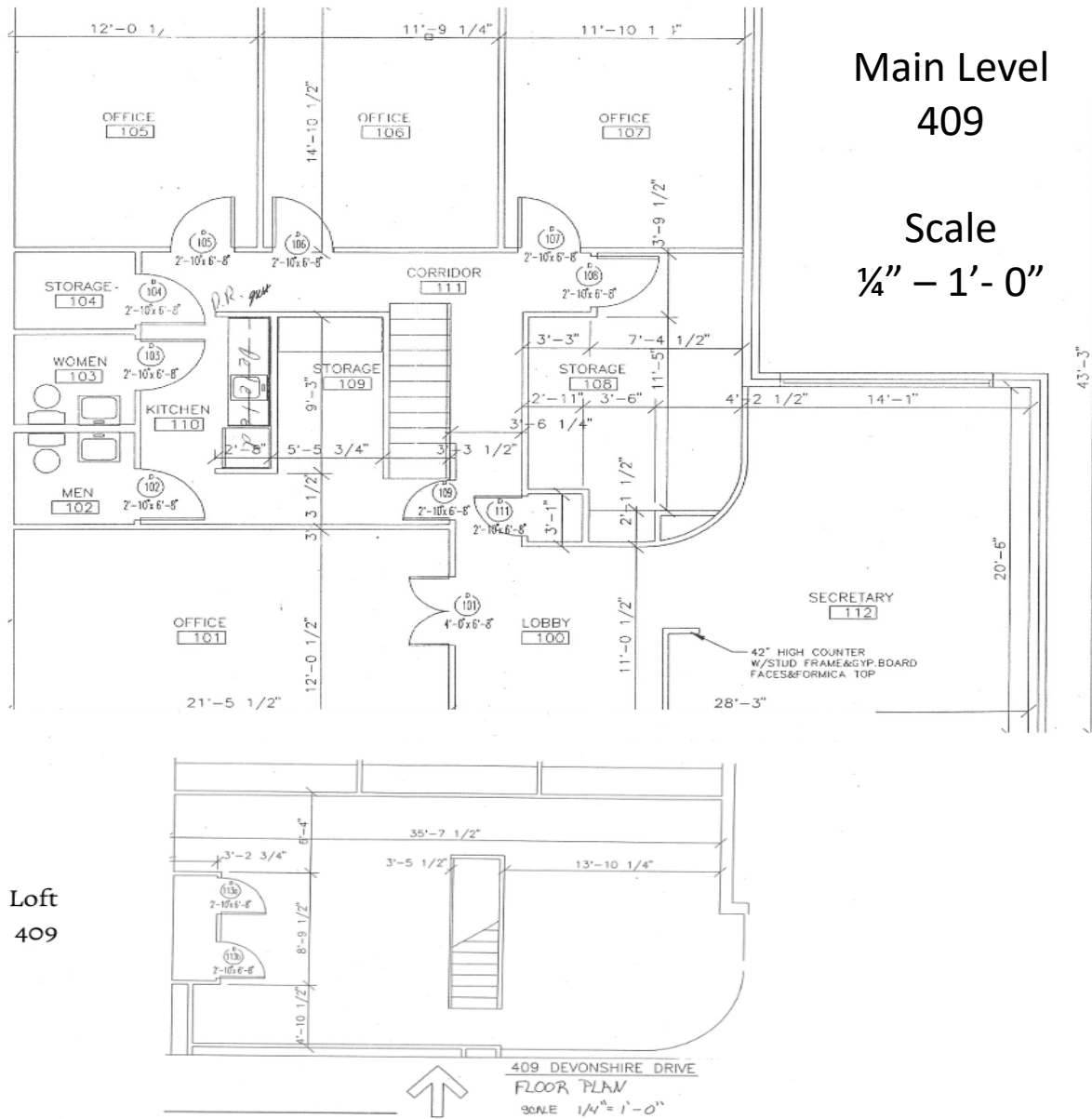
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## FLOOR PLAN



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## PICTURES



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## DEVONSHIRE COMMONS

411 Devonshire Dr, Champaign, IL 61820



### PROPERTY INFORMATION

#### AVAILABLE SPACE

1,524 SF

#### BUILDING SIZE

19,299 SF

#### LEASE TYPE

\$12.00 / SF / NNN

#### ZONING

CO - Commercial Office

### AREA DESCRIPTION

This office building is located at the southeast corner of Devonshire Drive and Fox Drive in an attractive professional office park. The building is within close proximity to Mattis Park and the University of Illinois, and only a block away from the new 17 acre Carriage Center development which boasts retailers like Harvest Market grocery store, ACE Hardware, Hilton Extended Stay, Starbucks, AT&T, and Aspen Brewhouse.

### PROPERTY DESCRIPTION

The property underwent an exterior remodel in the fall of 2016 by adding new architectural elements to the buildings façade and new tenant signage. 411 Devonshire does not have frontage along Devonshire Drive. The entrance to the space is on the south side of the building. However, the space does have signage that is along Devonshire Drive. The space consists of 1,056 square feet on the main level and 468 square feet of open loft space for a combined total of 1,524 square feet. The main level has two offices, reception area, conference/break area, two restrooms and lobby space.

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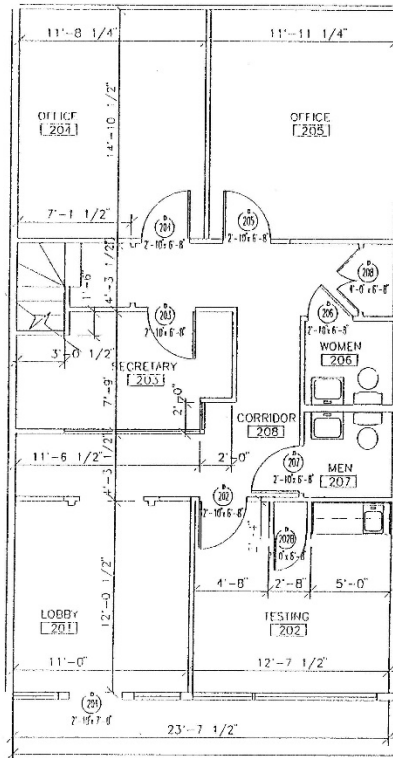


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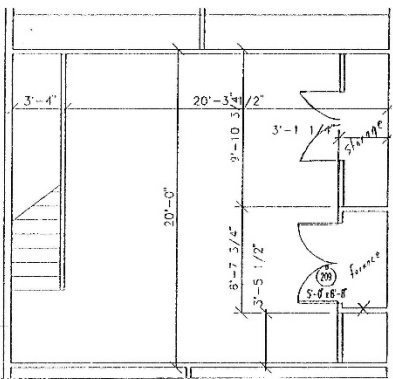
## FLOOR PLAN

411 Devonshire

First Floor  
1025



Second Floor  
475



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