

OFFICE  
RETAIL

# FOR LEASE

\$14.00 / SF / NNN



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

## J. ALEX SALON

4  
0  
5



## DEVONSHIRE COMMONS

405 Devonshire Dr, Champaign, IL 61821

### PROPERTY INFORMATION

#### AVAILABLE SPACE

1,050 SF

#### BUILDING SIZE

19,299 SF

#### LEASE TYPE

\$14.00 / 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. This space faces Devonshire Drive and has great visibility and signage. The space was a former hair salon with an open retail floor plan, has plumbing hookups for sink bowls, and washer/dryer hookups.

### 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, and AT&T.



**Zach Wetherell**

217-403-3374  
zw@cbcdr.com



OFFICE



RETAIL

**CBC Devonshire Realty**

201 W. Springfield Ave., 11<sup>th</sup> 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.

OFFICE  
RETAIL

# FOR LEASE

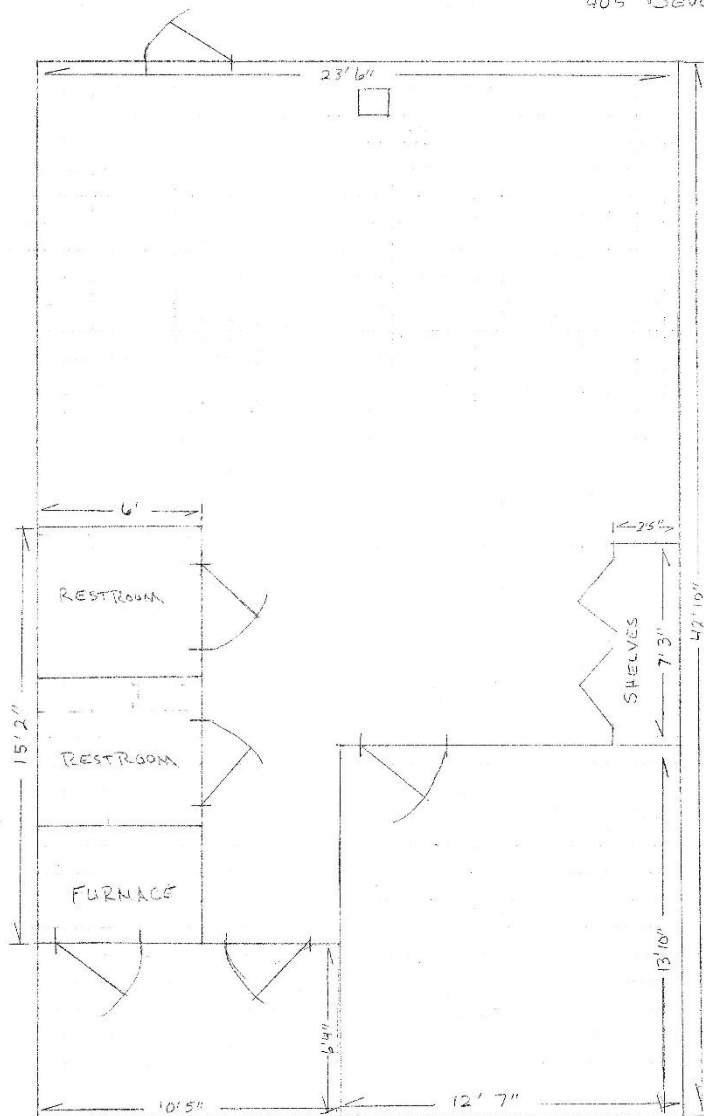
\$14.00 / SF / NNN



COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY

## FLOOR PLAN

405 DEVONSHIRE



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



OFFICE



RETAIL

**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> 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.



OFFICE  
RETAIL

# FOR LEASE

\$12.00 / SF / NNN



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



## DEVONSHIRE COMMONS

485 Devonshire Dr, Champaign, IL 61820

### PROPERTY INFORMATION

#### AVAILABLE SPACE

1,376 SF

#### BUILDING SIZE

19,299 SF

#### LEASE TYPE

\$14.00 / 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. The main level (1,043 SF) has a reception area, conference room, two offices, storage, and restroom. The loft (333 SF) is open office space. 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, and AT&T.



**Zach Wetherell**

217-403-3374  
zw@cbcdr.com



OFFICE



RETAIL

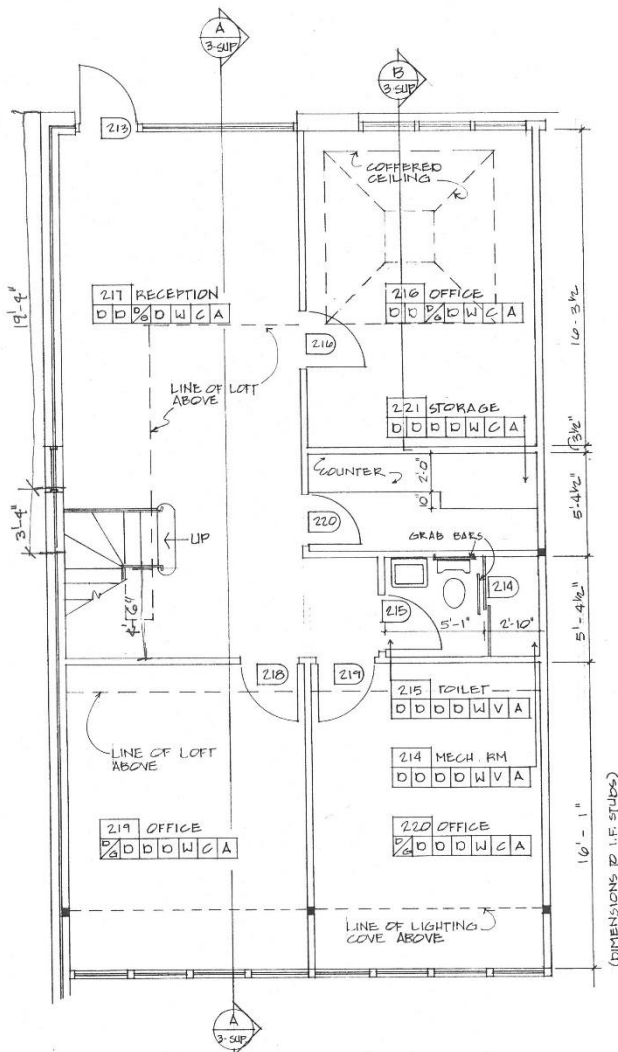
#### CBC Devonshire Realty

201 W. Springfield Ave., 11<sup>th</sup> 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.

# FLOOR PLAN

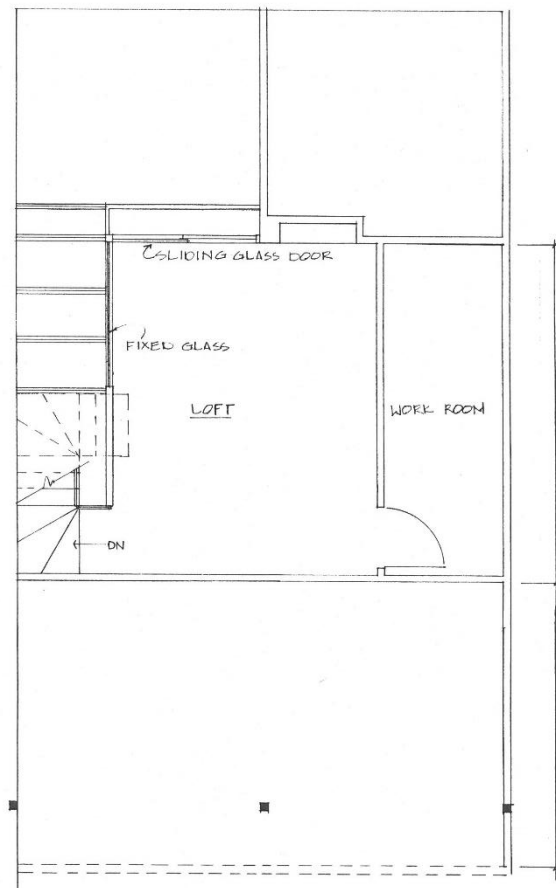


FLOOR PLAN - SECOND LEVEL (CFM SUITE)

SCALE:  $\frac{1}{4}" = 1'-0"$

485 Devonshire

1-30-85  
REV. 2-4-85



FLOOR PLAN - LOFT LEVEL (CFM SUITE)

SCALE:  $\frac{1}{4}'' = 1' - 0''$

485 Devonshire

1-30-85 DRG # 2-SUP.  
REV. 2-4-85



## Zach Wetherell

217-403-3374  
zw@cbcdr.com



**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> 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.