

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

\$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. 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, AT&T, and Aspen Brewhouse.

**Property is Broker Owned*



Zach Wetherell

217-403-3374
zw@cbcdr.com



OFFICE



RETAIL

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

CBCDR.COM

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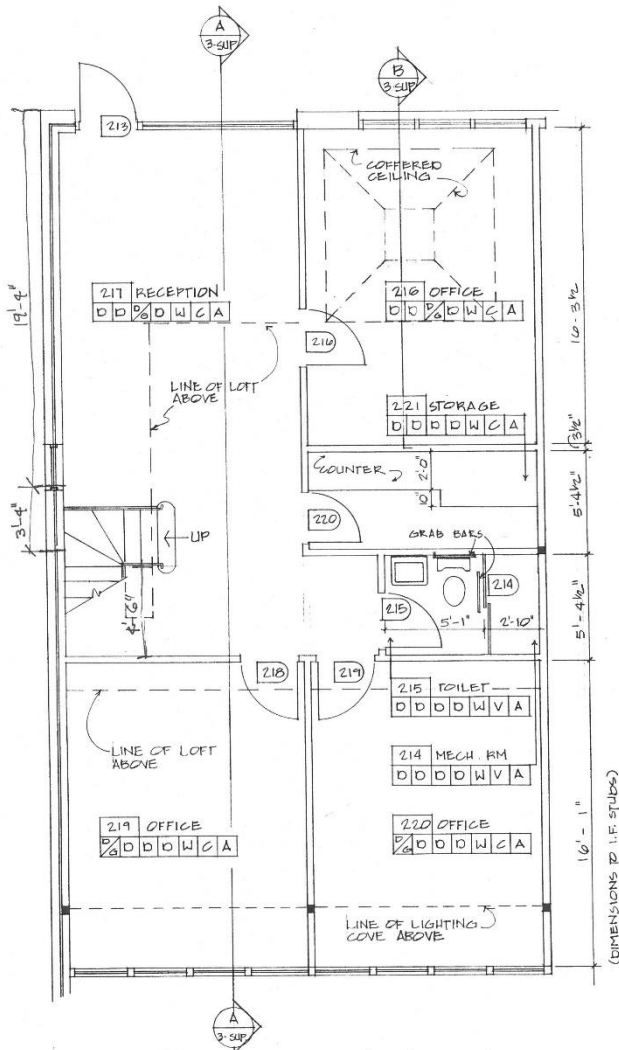
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FLOOR PLAN

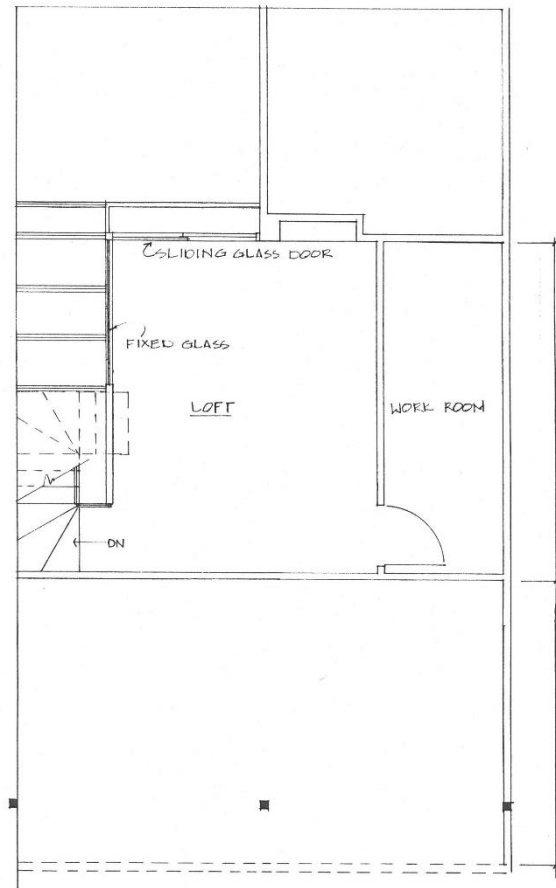


FLOOR PLAN - SECOND LEVEL (CFM SUITE)

SCALE: 1/4" = 1'-0"

485 Devonshire

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



FLOOR PLAN - LOFT LEVEL (CFM SUITE)

SCALE: 1/4" = 1'-0"

485 Devonshire

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



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**COLDWELL
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DEVONSHIRE REALTY



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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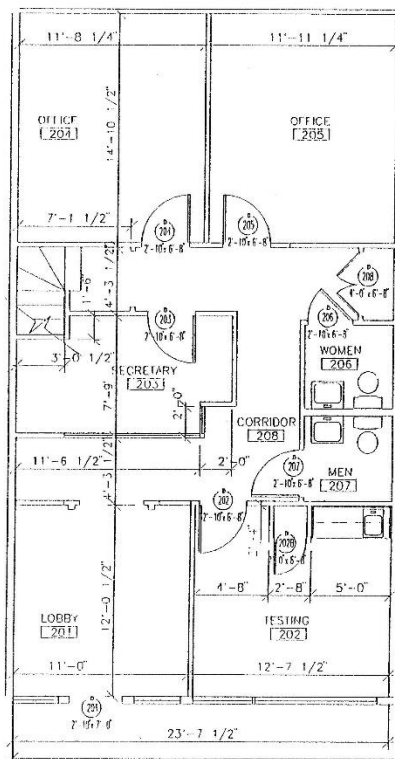
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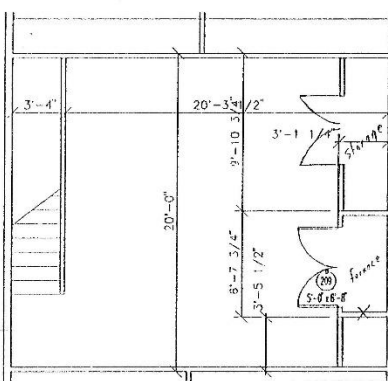


FLOOR PLAN

First Floor
1,025



Second Floor
475



411 DEVONSHIRE DRIVE



CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
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**COLDWELL
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DEVONSHIRE REALTY

415

ZelTech
IT Services

DEVONSHIRE COMMONS

415 Devonshire Dr, Champaign, IL 61821

PROPERTY INFORMATION

AVAILABLE SPACE

2,570 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. This is a beautiful office space with open reception area. The main level (1,850 SF) has a large reception area, conference room, storage, workspace, one office, and another executive size office with big windows and vaulted ceilings, and kitchenette. The loft (720 SF) has three private offices with glass windows 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.

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.

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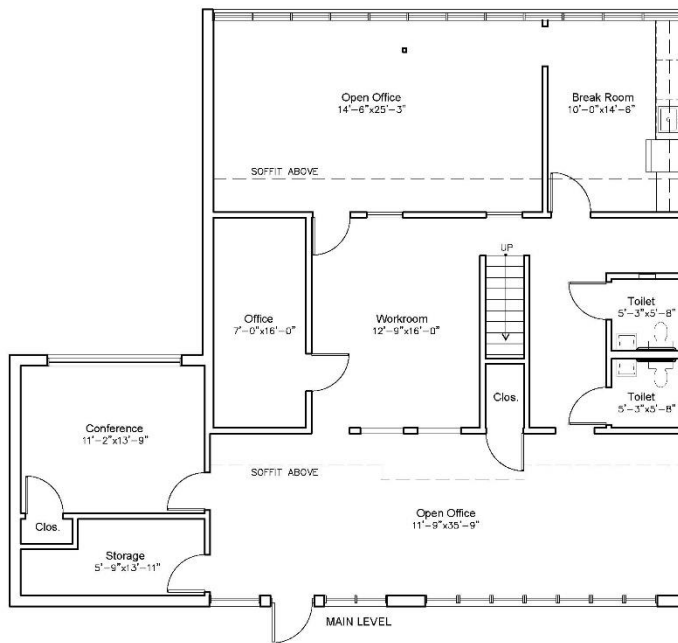
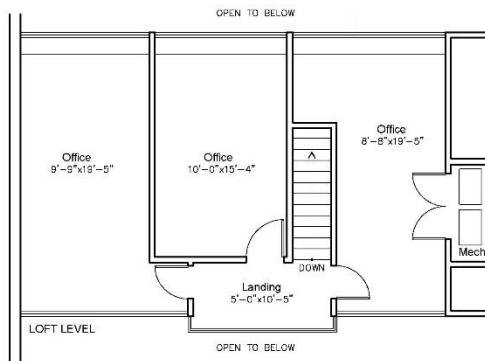
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FLOOR PLAN



 415 Devonshire Drive
Existing Floor Plan
NOT TO SCALE ALL DIMENSIONS APPROXIMATE



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