

OFFICE

**FOR LEASE**  
**\$14.50 / SF / NNN**

**COLDWELL  
BANKER  
COMMERCIAL**  
**DEVONSHIRE REALTY**



## 3013 Village Office Plaza, Suite 1 - Champaign, IL 61822

### Property Information

**AVAILABLE SF**  
3,700 SF

**BUILDING SF**  
17,745 SF

**BUILDING CLASS**  
A

**ZONING**  
CG - Commercial General

**TAX ID**  
46-20-28-204-081

**YEAR BUILT**  
2007

**PARKING**  
Shared

### PROPERTY DESCRIPTION

The Huddleston Building is a 17,745 SF class-A office building located within the Village at the Crossing development in southwest Champaign. Suite 3013 is 3,700 SF and is prominently located just inside the main building entrance, providing a prospective tenant and their customers with easy accessibility. The suite features a welcoming reception area, 10 private offices, conference room, kitchen/breakroom, file storage room, IT closet, multiple storage closets, and access to common restrooms. The building has high-end finishes throughout, and features real cherry and walnut paneling, ceramic tile and marble flooring, and a Tiffany chandelier in the main lobby. The building also features a fire suppression sprinkler system.

### AREA DESCRIPTION

The subject property is ideally located within the Village at the Crossing development at the corner of Duncan Road and Windsor Road in southwest Champaign. Its location provides easy access to Interstate 57, Interstate 72 and Interstate 74, and is located near numerous professional office and medical buildings, residential neighborhoods, and surrounded by many popular dining options. Local businesses include Edward Jones, Vertex Solutions, Kap Architecture, Billy Barooz, Espresso Royale, Jupiter's and many more.



**Josh Markiewicz**  
**217-403-3424**  
joshm@cbcdr.com



**OFFICE**

**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.

**Coldwell Banker Commercial  
Devonshire Realty**  
**201 W. Springfield Ave., 11<sup>th</sup> Fl.**  
**Champaign, Illinois 61820**  
**217-352-7712**



OFFICE

**FOR LEASE**  
**\$14.50 / SF / NNN**

**COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY**



**Josh Markiewicz**  
217-403-3424  
joshm@cbcdr.com



**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.

**Coldwell Banker Commercial  
Devonshire Realty  
201 W. Springfield Ave., 11th Fl.  
Champaign, Illinois 61820  
217-352-7712**