

OFFICE

FOR LEASE
\$14.50 / SF / NNN

**COLDWELL
BANKER
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DEVONSHIRE REALTY



3015 Village Office Plaza, Champaign, IL 61822

Property Information

AVAILABLE SF
2,400 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 building located at the Village of the Crossing in southwest Champaign. Suite 3015 is 2,400 SF and located on the first floor of the building. The suite features a welcoming reception area, 6 private offices, conference room, kitchen/breakroom, file room, large open work area, network room, and shared restrooms on the floor. 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.



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