



## 2001A Round Barn Road,

Champaign, IL 61821

2,048 SF

OFFICE

### LEASE PRICE

\$10.00 / SF

### LEASE TYPE

NNN

### AVAILABLE SF

2,048 SF

### BUILDING SIZE

8,066 SF

### TAX PIN

44-20-15-226-048

### ZONING

CO- Commercial Office

### PARKING

Shared

### YEAR BUILT

1984

## PROPERTY DESCRIPTION

2001A Round Barn Road is +/- 2,048 SF and located on the east endcap of the building. The suite is mostly open with two private offices, a back storage room, small kitchenette, and restroom. The flexibility of the space and convenient west Champaign location lends itself to a wide variety of users.

There is ample shared parking at the building and signage opportunities on the building facade and pylon along Round Barn Road.

## AREA DESCRIPTION

Round Barn South is located at the corner of Round Barn Road and Crescent Drive, just west of Mattis Avenue, and south of the Round Barn Shopping Centre. The building is also less than a 1/2 mile from Interstate 72. Area tenants include AAA, Sculpt Hair Studio, HealthSource Chiropractic, Busey Bank, HL Precision, Jimmy Johns, Biggby Coffee, Original House of Pancakes, Jets Pizza, and many more.



**JOSH MARKIEWICZ**

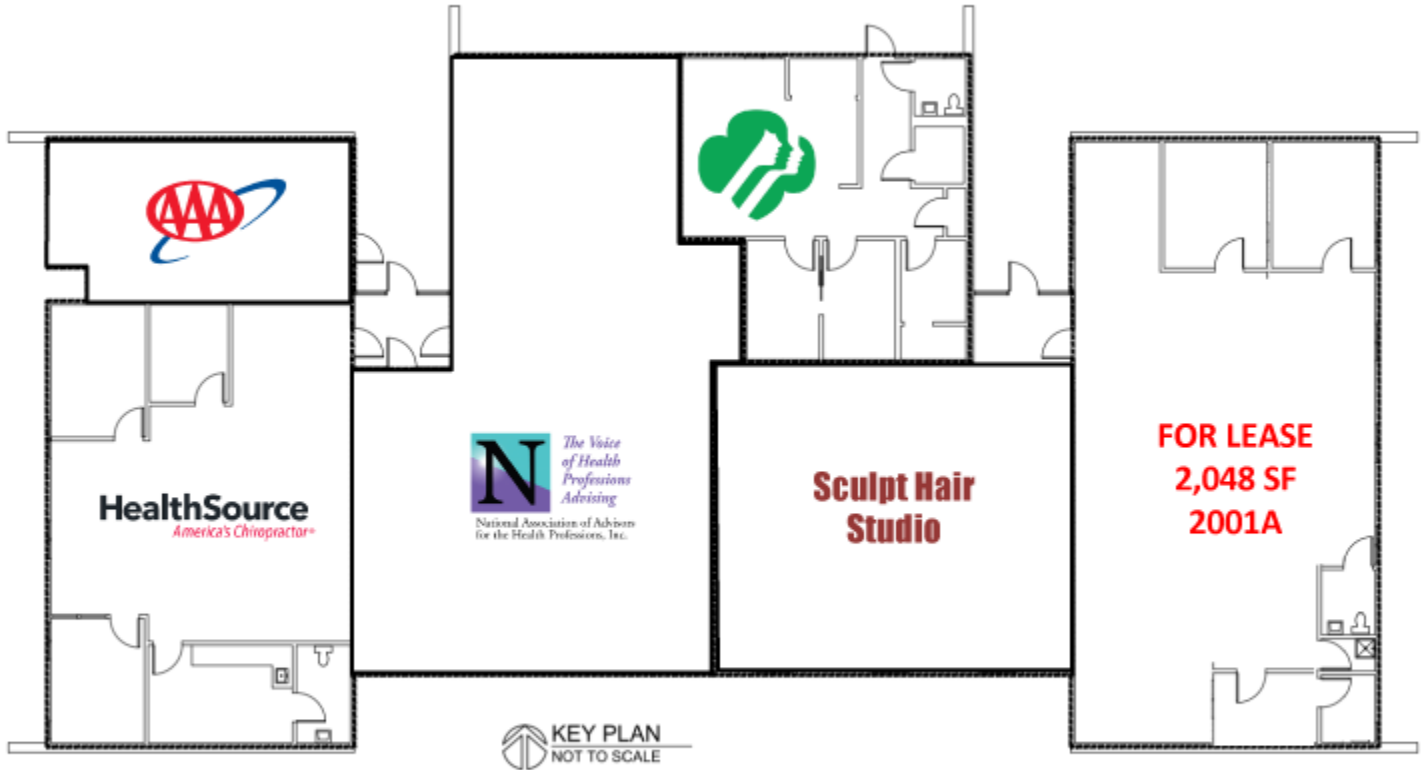
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## FLOOR PLAN



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