



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

ROBESON CROSSING OFFICE SPACE

\$18.00 / SF / NNN



OFFICE

FOR LEASE



2911 Crossing Court,

Champaign, IL 61820

2,077 SF

OFFICE/RETAIL

LEASE PRICE

\$18.00 / SF

LEASE TYPE

NNN

AVAILABLE SPACE

3,500 SF

BUILDING SIZE

8,873 SF

ZONING

CO – Commercial
Office

TAX PIN

45-20-22-369-006

PROPERTY DESCRIPTION

2911 Crossing Court is a three-tenant, 8,873 SF office building built in 2014 at the corner of Windsor Road and Crossing Court. The available suite on the east endcap of the building and is currently configured as a bank branch with Class A office finishes, open lobby area, three teller station, three private offices, large conference room, breakroom, storage area, and three private restrooms. The suite comes with three drive-through lanes located on the south side of the building, has great visibility and exposure from Windsor Road, and access to a large monument sign along Windsor. The properties co-tenants include Young Chiropractic and IPI Wealth Management. The NNN's are estimated at \$6.38/SF.



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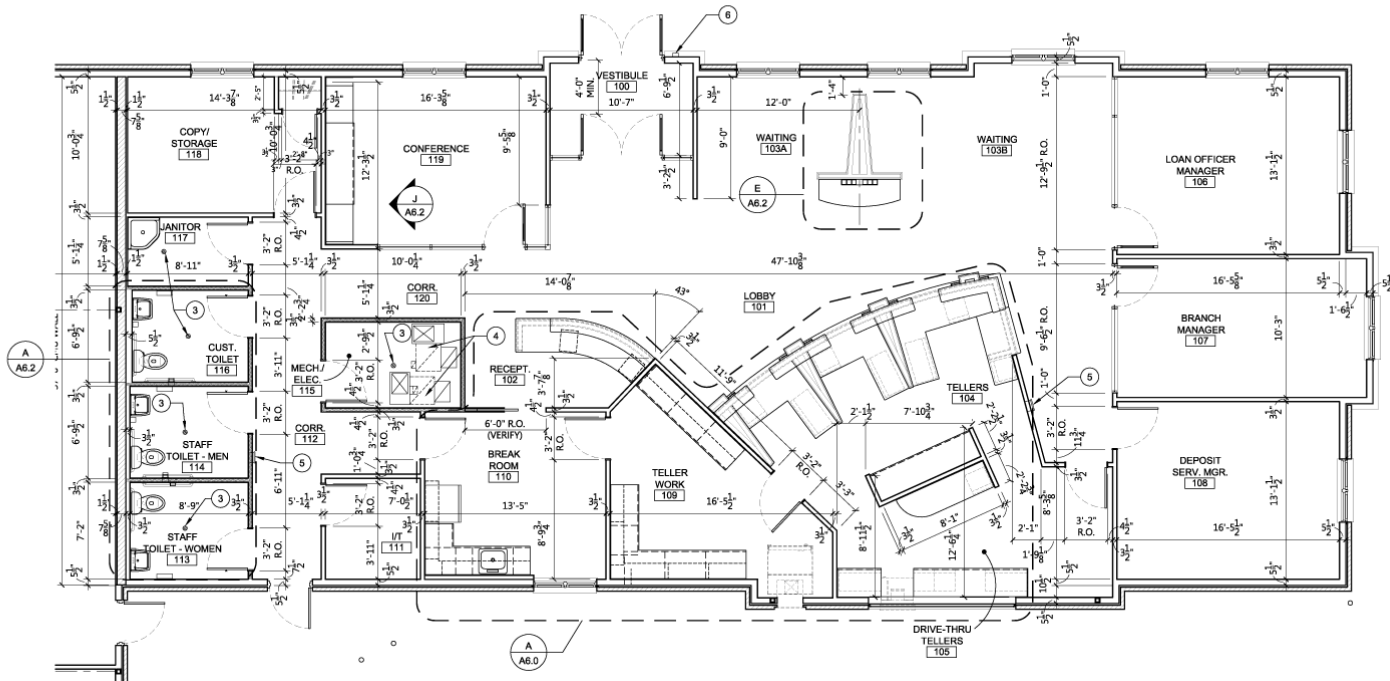
\$18.00 / SF / NNN



OFFICE

FOR LEASE

FLOOR PLAN



AREA DESCRIPTION

The subject property is ideally located at the entrance of the Robeson Crossing commercial subdivision at the northeast quadrant of Duncan & Windsor in southwest Champaign. Robeson Crossing contains a solid mix of retail and professional office space and nearby tenants include Young Chiropractic, Walgreens, Busey Bank, Espresso Royale, Carle, and many others. Numerous well-established residential neighborhoods surround the area in all four directions. Interstate 57 is within close proximity and the subject property also benefits from easy access to Carle at the Fields in southwest Champaign.



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