

# Stone Creek Commons



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**

2702 S. Boulder Dr.  
Urbana, IL 61801

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

A DEVELOPMENT BY:

**TAG**  
THE ATKINS GROUP



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DEVONSHIRE REALTY

## Property Description

This Class A office space was built in 2004 and consists of 5,409 SF (4,784 SF First Floor | 625 SF Mezzanine). The space consists of 13 private offices, conference room, kitchen, server room, reception, open work room (12 Cubes), and open mezzanine area. An enclosed entrance vestibule is located on the south side of the office. A conference room and individual offices flank the perimeter. The interior core is set up for a shared office support center as well as open office cubicles. For the full layout, see floor plan. A mezzanine for storage is located upstairs. The asphalt roof was replaced in summer 2021. CAM at this office property includes mowing, snow removal, trash hauling, HVAC PM, Mgmt fee, domestic water, sanitary sewer & SWUF.

Stone Creek Commons and the Pines Shopping Center is an office/retail park in South East Urbana located off Windsor Rd & Philo Rd. Stone Creek Commons features two ponds, walking trails, mature trees, and landscaping beds. Businesses at Stone Creek Commons include American Oil Chemists Society, Blueprint, Edward Jones, Facer Law Firm, and The Atkins Group. The office park is adjacent to The Pines retail center, home to high-traffic businesses such as Casa del Mar, Subway, Bouffant Salon, Kinex Fitness, Monicals Pizza, Busey Bank, and Urbana Fine Arts Center. The office park has lots for sale, including attractive lakeside lots. All utilities and services are in place for quick development. The Atkins Group can also offer tailored build to suit (BTS) solutions for your company.

## OVERVIEW

Lease Price	\$13.00 / SF NNN
Available Space	5,409 SF
Building Size	5,409 SF
Zoning	B3 – General Business
Estimated NNN:	\$6.89-2021



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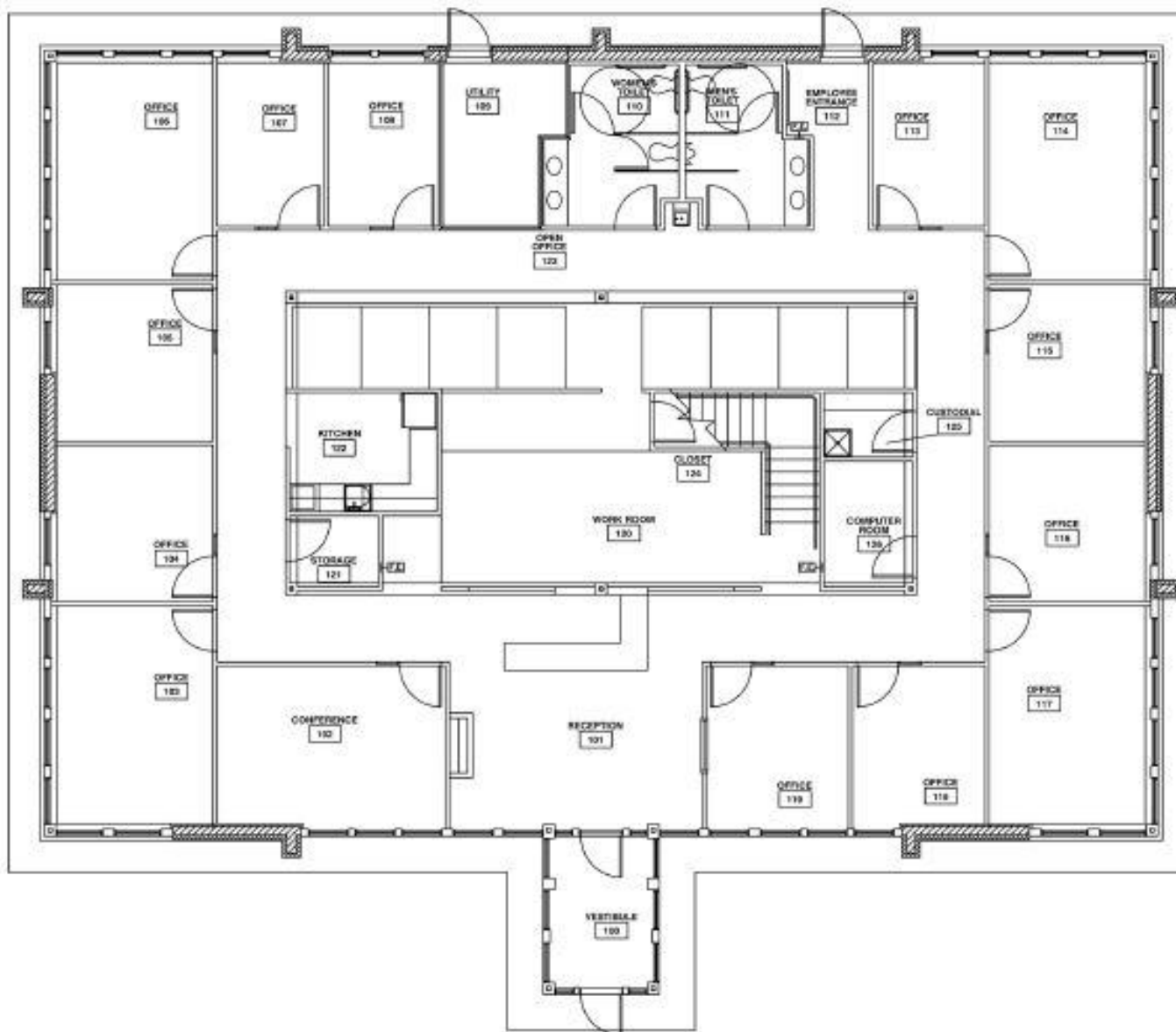
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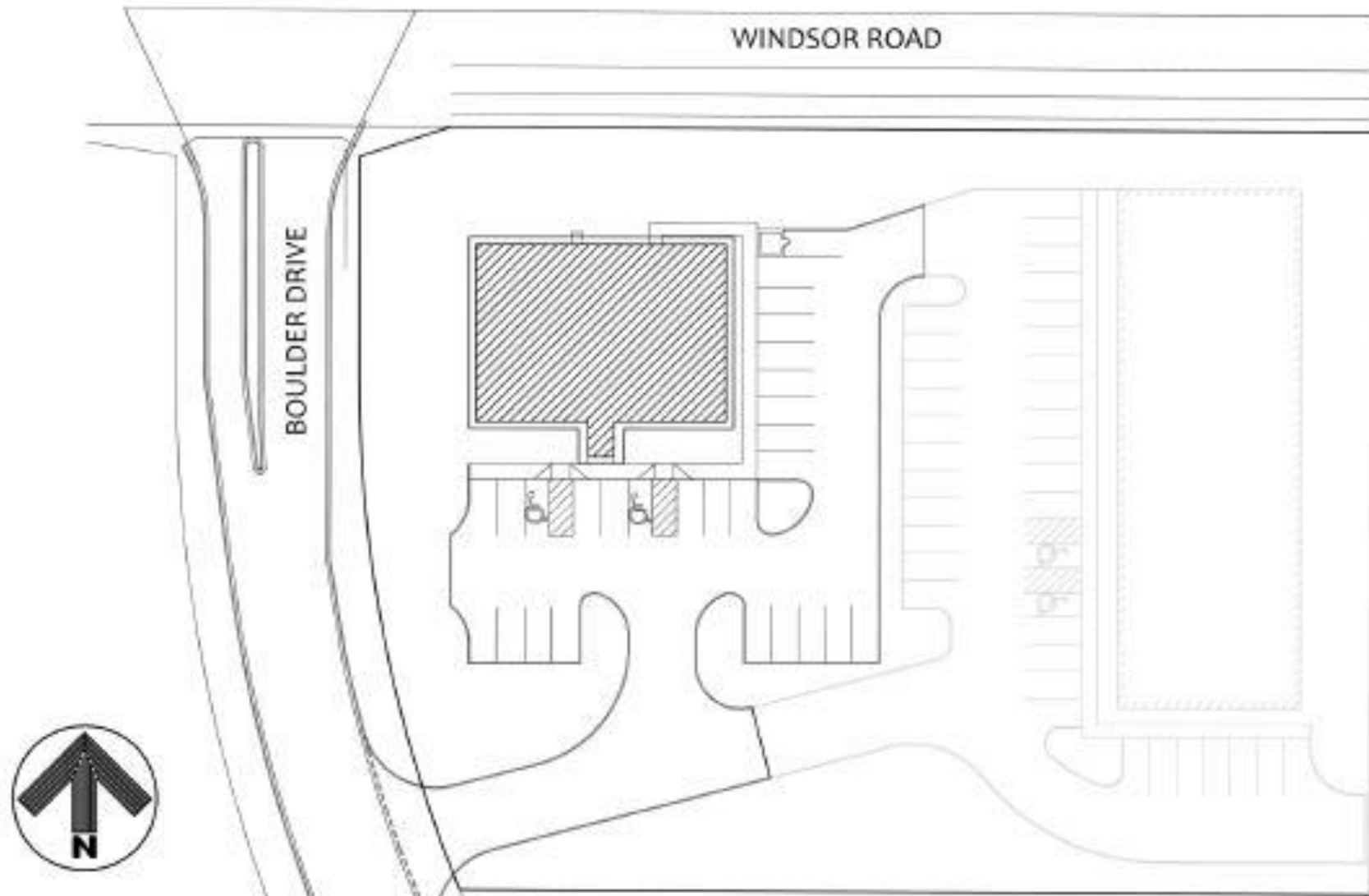


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PHILO RD - 4,650 AADT

**meijer**



**SITE**

**Carle**

CHRISTIE CLINIC  
*We listen. We care.*

**Little Hearts & Hands, Inc.**  
Child & Daycare Center - 2501 South Myra Ridge Drive, Urbana IL 61802

E WINDSOR RD - 6,000 AADT

**Busey**  
Your Dream. Our Promise.



**FACER LAW OFFICE**  
Preserving families from the high cost of long-term care.  
**Edward Jones**  
MAKING SENSE OF INVESTING

**MONICA'S  
PIZZA  
RESTAURANT**

**SUBWAY**

**AACS (AMERICAN  
OIL CHEMISTS' SOCIETY)**

**TAG**  
THE ATKINS GROUP

**CASA DEL MAR**



## DEVELOPER – THE ATKINS GROUP

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As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.





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## CONTACT INFORMATION



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