



2110 Fox Dr., Suites B & D

Champaign, IL 61820

3,976 – 14,974 SF

OFFICE

LEASE PRICE

\$12.00 SF

AVAILABLE SPACE

Suite B – 14,974 SF
Suite D – 3,976 SF

TAX PIN

445-20-24-325-0125-20-
24-328-003 & 004

PARKING SPACES

217

BUILDING SIZE

25,100 SF

YEAR BUILT

1998

ZONING

CO – Commercial Office

BUILDING CLASS

B

PROPERTY DESCRIPTION

Suite B was originally built-out for Christie Clinic and consists of 26 exam rooms (16 of the exam rooms have plumbing), one x-ray room, six private offices, large reception/waiting area, kitchen/breakroom, large physical therapy room, server room, several storage rooms, and nurses station. Suite B has frontage along Fox Drive and access to a monument sign.

Suite D is located on the east side of the building and consists of one large open room, five large private offices, a large storage room that could make a nice conference room, and common area restrooms

The building is located along the MTD bus route.

AREA DESCRIPTION

Subject property is located in Corporate Center. Corporate Center runs along Fox Drive from St. Mary Road to Windsor Avenue to the south. It is centrally located in south Champaign with close proximity to the University of Illinois, Research Park and Carriage Center Shopping along Neil Street (21,000 vehicles/day). Corporate Center is home to several large employers including Jimmy Johns, Amdocs, and several University of Illinois departments. Restaurants and retail shopping within close proximity.

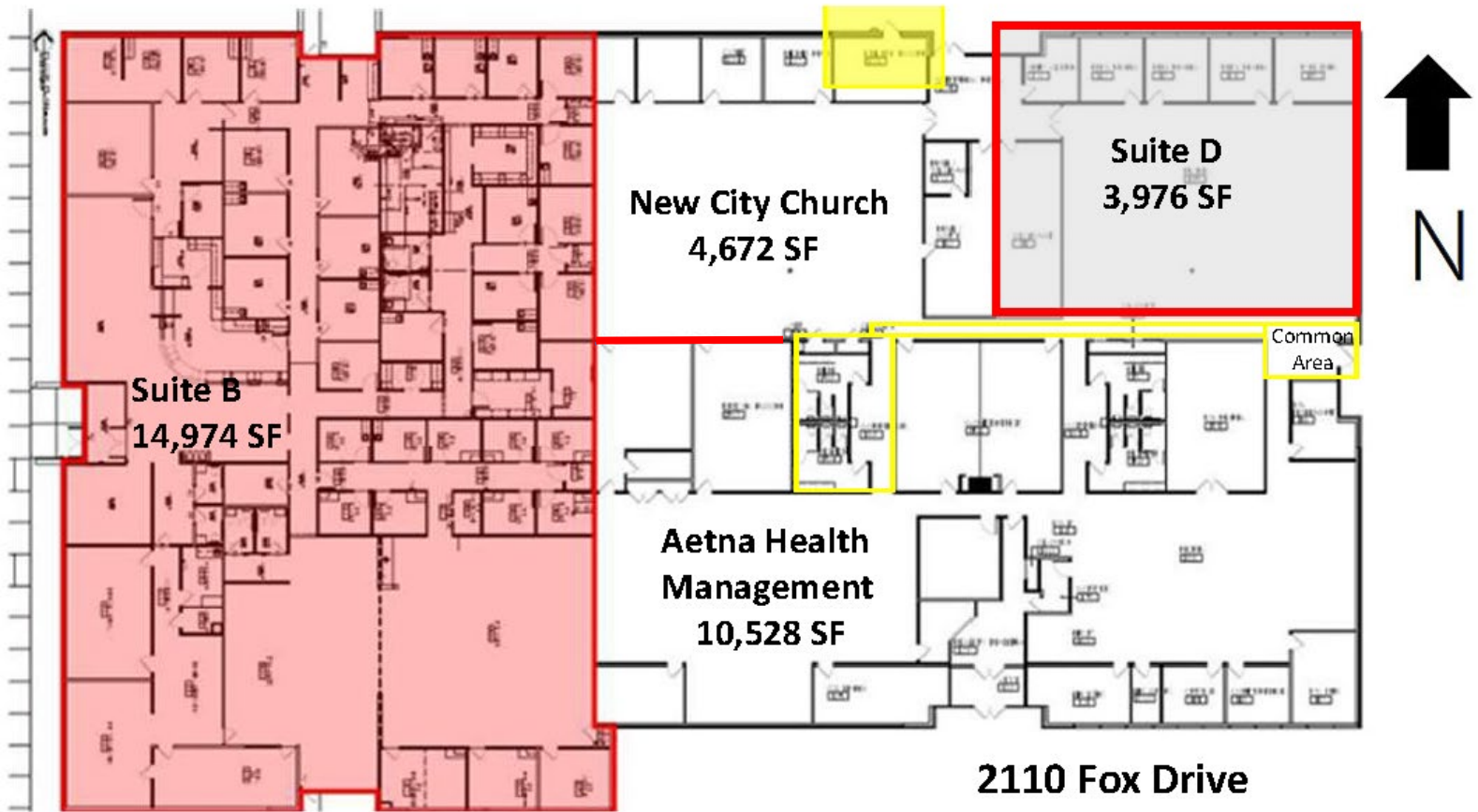


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FLOOR PLAN



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