



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER - 1802 FOX DRIVE

\$12.00/SF NNN



FOR LEASE

1802 FOX DRIVE, STE., A & D

CHAMPAIGN, IL 61820

2,233 – 2,400 SF

OFFICE

LEASE PRICE

\$12.00 / SF / NNN

BUILDING SIZE

7,800 SF

AVAILABLE SPACE

SUITE A 2,400 SF

SUITE D 2,233 SF

ZONING

COMMERCIAL

OFFICE

PARKING

38 SPACES

TAX PIN

45-20-24-178-005

PROPERTY DESCRIPTION

Suite A is 2,400 SF and consists of 4 private offices, conference room, reception area, copy & storage room, and common restrooms and kitchen.

Suite D is 2,233 SF and consists of four offices, one large conference room, reception area, and shared restrooms and breakroom. Suite D is located on the back side of the building and has signage along Fox Drive. 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.



JOSH MARKIEWICZ

217.403.3424

joshm@cbcdr.com

cbcdr.com



ZACH WETHERELL

217.403.3374

zach.wetherell@cbcdr.com

cbcdr.com



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201 W Springfield Ave. 11th Floor

Champaign, IL 61820

217-352-7712

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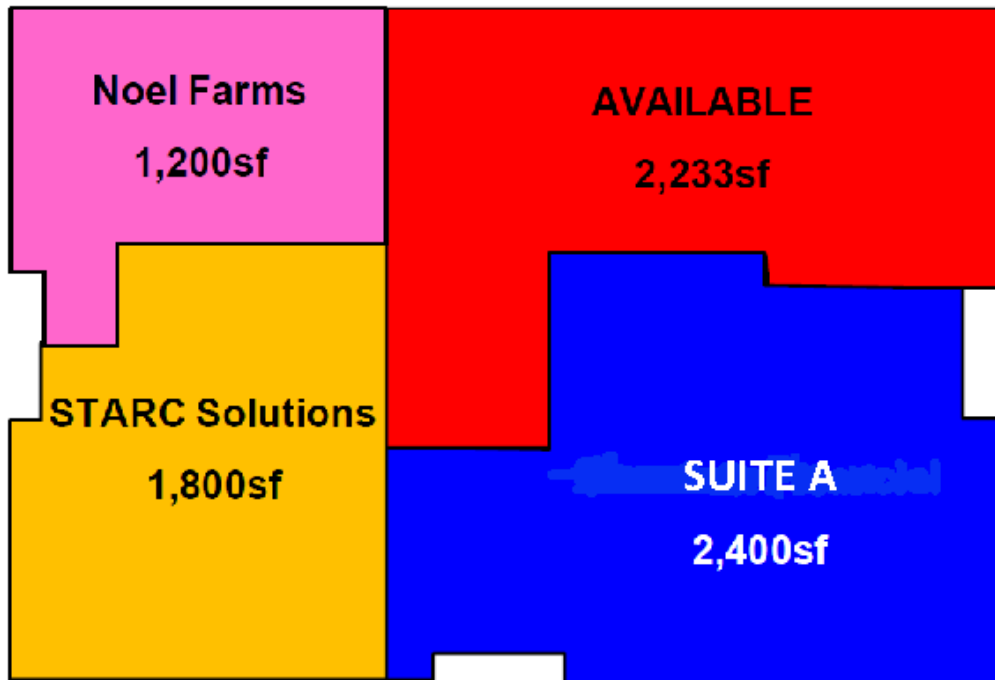
CORPORATE CENTER - 2110 FOX DRIVE

\$12.00/SF NNN

FOR
LEASE

FLOOR PLAN - SUITE A & D

1802 FOX DRIVE



JOSH MARKIEWICZ
217.403.3424
joshm@cbcdr.com
cbcdr.com



ZACH WETHERELL
217.403.3374
zach.wetherell@cbcdr.com
cbcdr.com



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