



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER

\$12.00 / SF / NNN



FOR LEASE

1806 Fox Drive, Suites D & E

Champaign, IL 61820

1,400 SF & 5,487 SF

OFFICE

LEASE PRICE

\$12.00 / SF / NNN

BUILDING SIZE

20,000 SF

AVAILABLE SPACE

Suite D 1,400 SF

Suite E 5,487 SF

ZONING

CO –

Commercial Office

PARKING

106 Spaces

TAX PIN

45-20-24-178-006

YEAR BUILT

1992

BUILDING CLASS

B

PROPERTY DESCRIPTION

Suite D is 1,400 SF and consists of five offices, open area, and shared common area restrooms.

Suite E is 5,487 SF and consists of nine offices, reception area, open area, storage room, and common area restrooms. The space will need some level of additional build -out. Suite E is located on the southwest side of the building and has frontage and 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.



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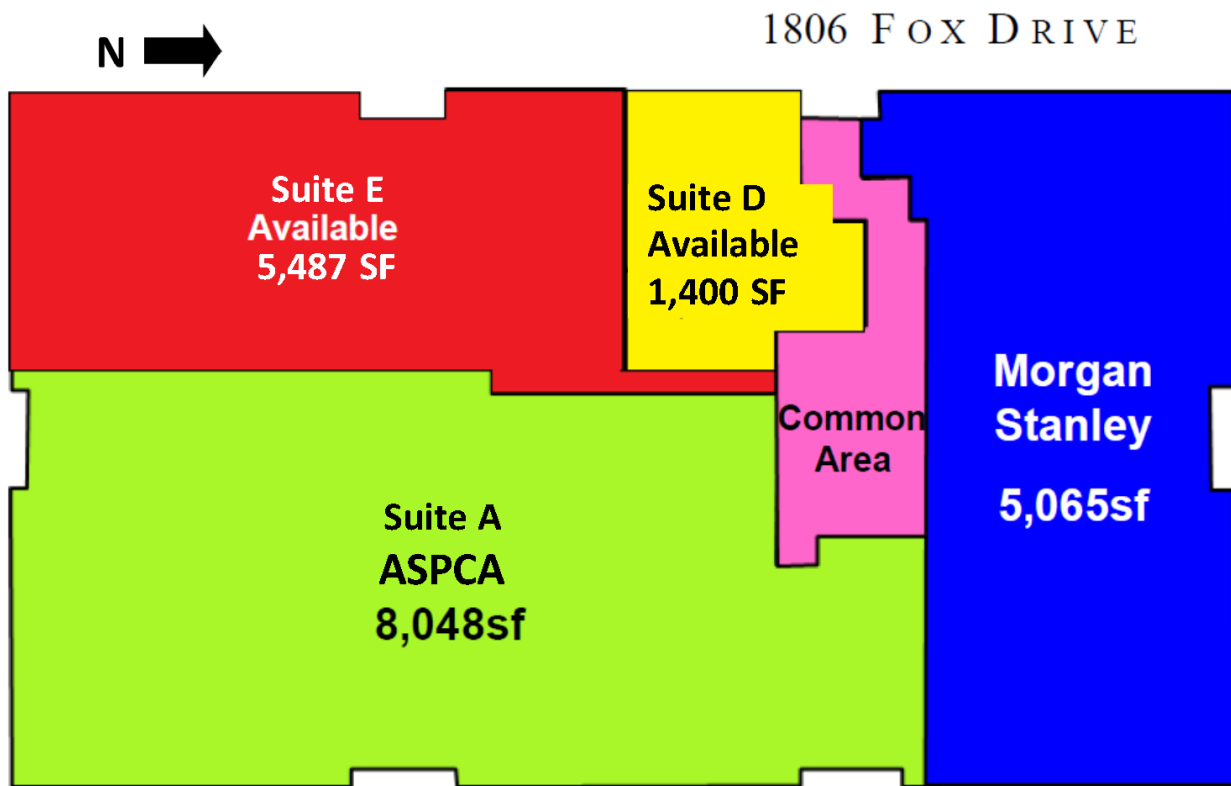
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Floor Plan – Suite D & E



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