



**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 E is 1,400 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.

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

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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201 W Springfield Ave. 11th Floor  
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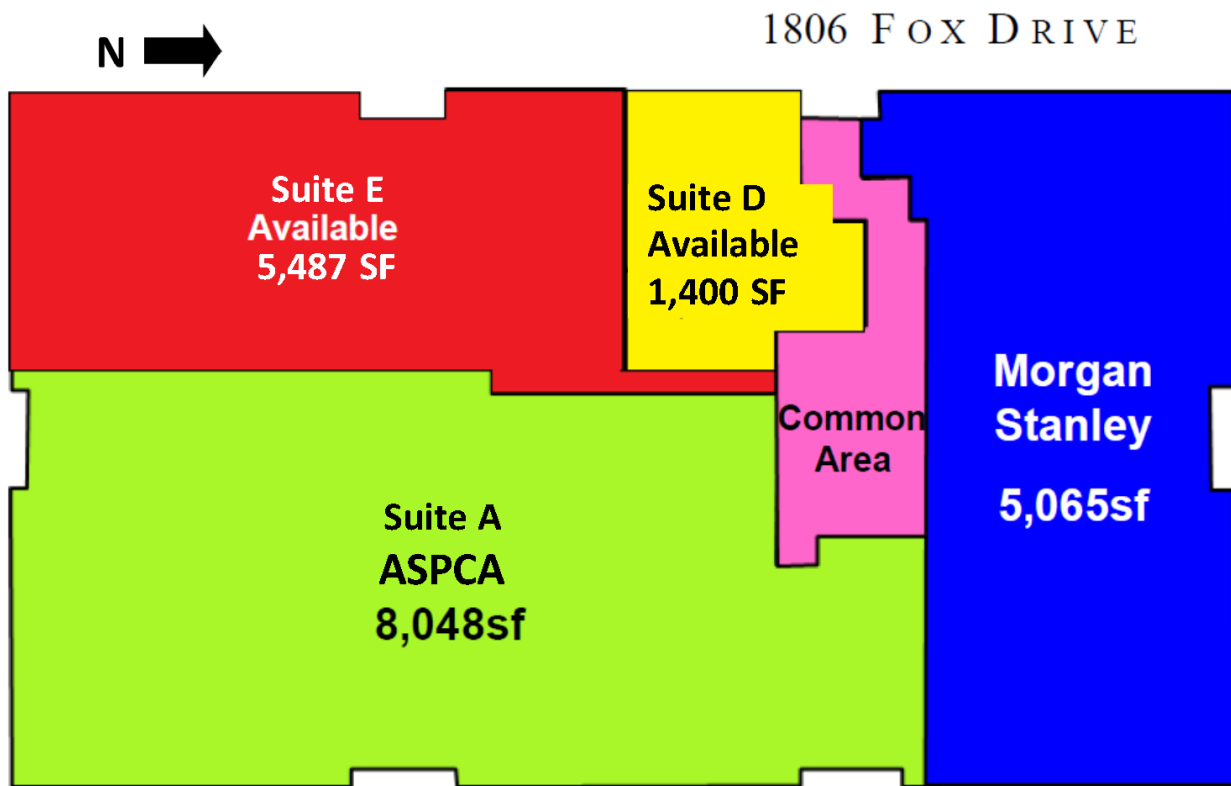
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### Floor Plan – Suite D & E



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