



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## CORPORATE CENTER

\$12.00 / SF / NNN

FOR LEASE



### 2004 Fox Drive, Suites C, E, K

Champaign, IL 61820

1,500 – 2,500 SF

OFFICE

#### LEASE PRICE

\$12.00 SF

#### AVAILABLE SPACE

Suite C – 1,500 SF

Suite E – 1,752 SF

Suite K – 2,500 SF

#### TAX PIN

45-20-24-328-003 & 004

#### PARKING SPACES

97

#### BUILDING SIZE

25,100 SF

#### YEAR BUILT

1988

#### ZONING

CO –  
Commercial Office

#### BUILDING CLASS

B

### PROPERTY DESCRIPTION

2004 Fox Drive is a +/- 25,100 SF multi-tenant office building constructed in 1988 and features a brick façade, plentiful parking and is centrally located in the community.

**Suite C** is located on the northwest side of the building and consists of 1,500 SF with lobby space, three offices, and open work space. The restrooms are common area restrooms. The building does have a monument sign along Fox Drive. Building is located along the MTD bus route.

**Suite E** is located on the northeast side of the building and consists of 1,752 SF with one large open room, Four large offices, two storage room/smaller offices, conference room. The restrooms are common area restrooms.

**Suite K** is located in the southwest corner of the building, consists of 2,500 SF, and has frontage along Fox Drive. The space is currently in shell condition and waiting to be fit up as a tenant.

### 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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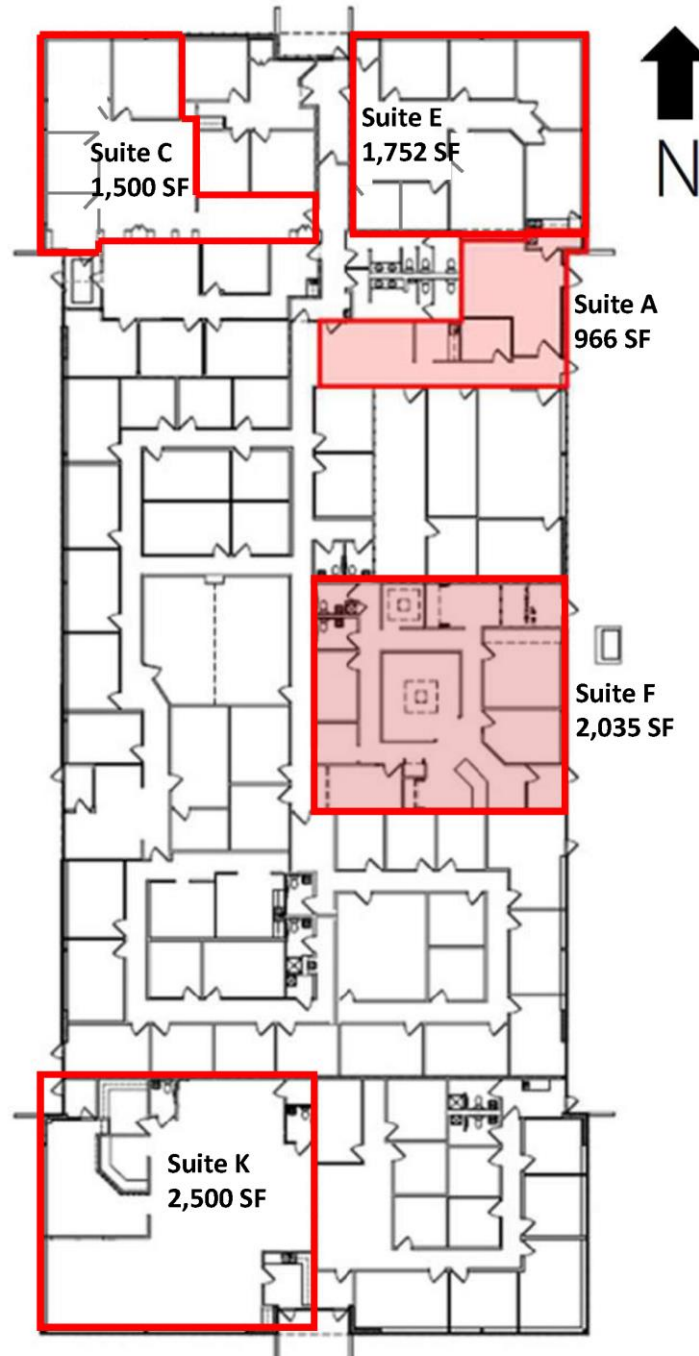
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## FLOOR PLAN



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