



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## CORPORATE CENTER

\$14.00 / SF / NNN



FOR LEASE

### 2004 Fox Dr.

Champaign, IL 61820

2,035-4,535 SF

OFFICE

#### LEASE PRICE

\$14.00 SF

#### AVAILABLE SPACE

Suite F – 2,035 SF

Suite J – 2,500 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

#### BLDG. CLASS

B

### PROPERTY DESCRIPTION

Located in the Corporate Center Office Park, 2004 Fox Drive is a ±25,100 square foot multi-tenant office building with a brick façade and ample parking. Built in 1988, the building is centrally positioned within the community, just west of Neil Street.

**Suite F** is located on the back (east) side of the building and consists of 2,035 SF nicely finished office space. It has a reception area, conference room with skylight, five private offices, two restrooms and open work space. Suite F is currently combined with Suite J for a total square footage of 4,535 SF.

**Suite J** is located on the back (east) side of the building and consists of 2,500 SF of office space. It consists of nine private offices, large conference room, kitchenette, and one restroom. It is currently combined with Suite F for a total square footage of 4,535 SF.

**Suite K** situated in the southwest corner of the building, offers approximately 2,500 square feet of office space in primarily shell condition. The suite includes a reception area, break room, office, storage room, and two restrooms, and requires additional build-out to be fully functional.

The building benefits from a monument sign along Fox Drive and is located along an 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, CCIM**

217-403-3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



**ZACH WETHERELL, CCIM**

217-403-3374

[zw@cbcdr.com](mailto:zw@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



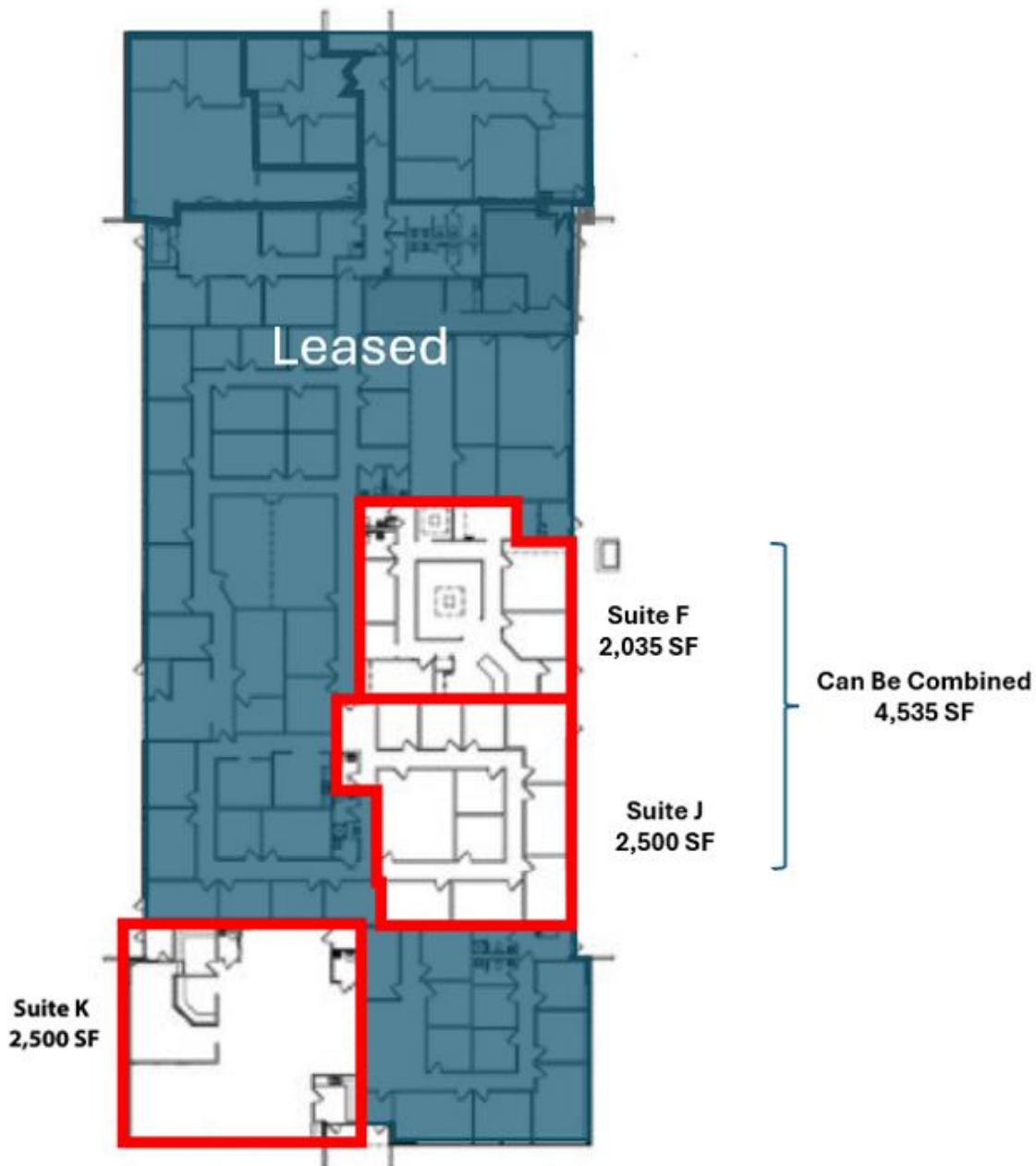
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## CORPORATE CENTER

\$14.00 / SF / NNN

FOR LEASE

### FLOOR PLAN



**JOSH MARKIEWICZ, CCIM**  
217-403-3424  
[joshm@cbcdr.com](mailto:joshm@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zw@cbcdr.com](mailto:zw@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.