



2004 Fox Dr.,

Champaign, IL 61820

966 - 2,500 SF

OFFICE

LEASE PRICE

\$12.00 SF

AVAILABLE SPACE

Suite A - 966 SF
Suite F - 2,035 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

Suite A is located on the back (east) side of the building and consists of 966 SF with one large open room, open work space, and a kitchenette area. The restrooms are common area restrooms.

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, four private offices, storage, two restrooms and open work space.

Suite K is located in the southwest corner of the building and has frontage along Fox Drive. The space is currently in shell condition and waiting to be fit up for a tenant. The building has a monument sign 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

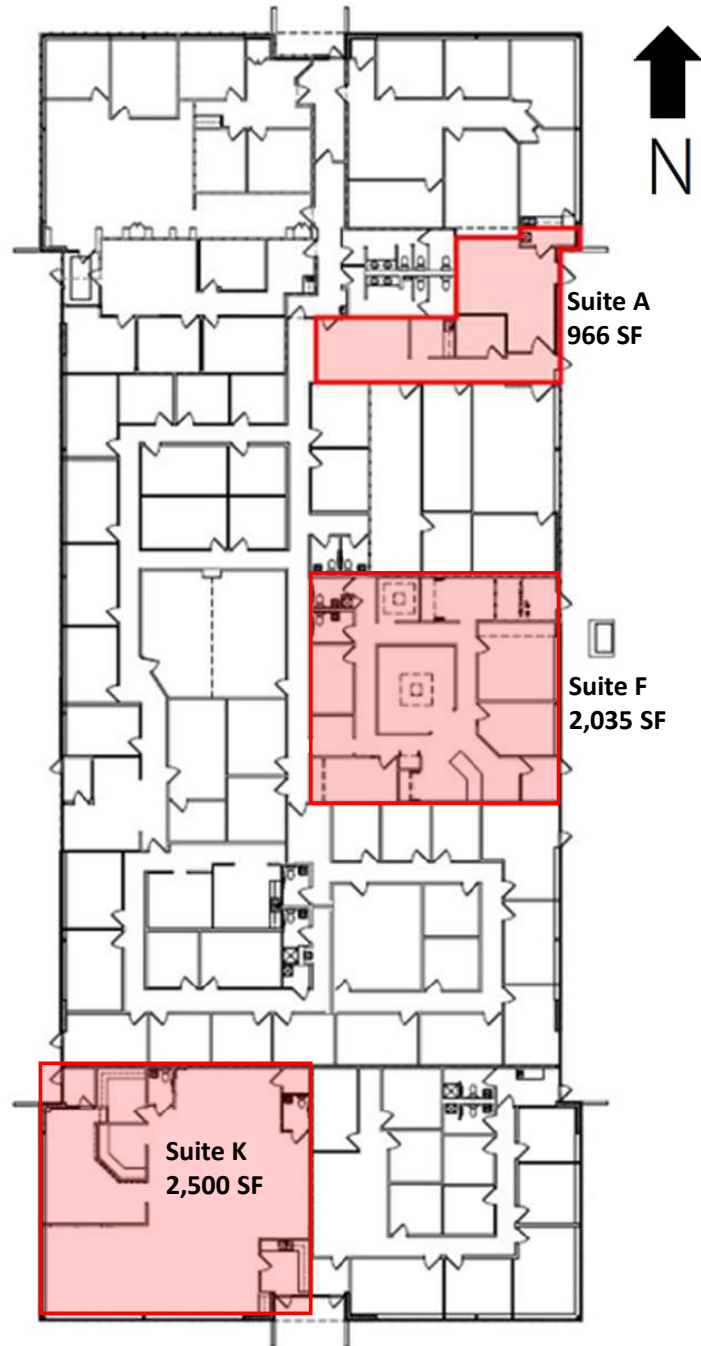


ZACH WETHERELL, CCIM

217-403-3374
zw@cbcdr.com

  
CBCDR.COM

FLOOR PLAN



JOSH MARKIEWICZ
217-403-3424
joshm@cbcdr.com



ZACH WETHERELL, CCIM
217-403-3374
zw@cbcdr.com

