



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER - 2110 FOX DRIVE

\$12.00/SF NNN

FOR LEASE



2110 FOX DRIVE, STE. A, B & D

CHAMPAIGN, IL 61820

3,976 – 14,974 SF

OFFICE

LEASE PRICE

\$12.00 / SF / NNN

BUILDING SIZE

34,150 SF

AVAILABLE SPACE

SUITE A 10,528 SF
SUITE B 14,974 SF
SUITE D 3,976

ZONING

CO -
COMMERCIAL
OFFICE

PARKING

217 SPACES

TAX PIN

45-20-24-325-012

PROPERTY DESCRIPTION

Suite A (10,528 SF) is located on the south and east side of the building and features 11 private offices, two conference rooms (one with folding partition), two large open work areas, data room, breakroom / kitchen, training room, lobby / reception, men's and women's restrooms, and a server room with dedicated cooling and raised flooring.

Suite B (14,974 SF) was originally built-out for Christie Clinic and consists of 26 exam rooms (16 of the exam rooms have plumbing), one x-ray room, six private offices, large reception/waiting area, kitchen/breakroom, large physical therapy room, server room, several storage rooms, and nurses station. Suite B has frontage along Fox Drive and access to a monument sign.

Suite D (3,976 SF) is located on the east side of the building and consists of one large open room, five large private offices, a large storage room that could make a nice conference room, and common area restrooms.

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. The building is located along the MTD bus route.



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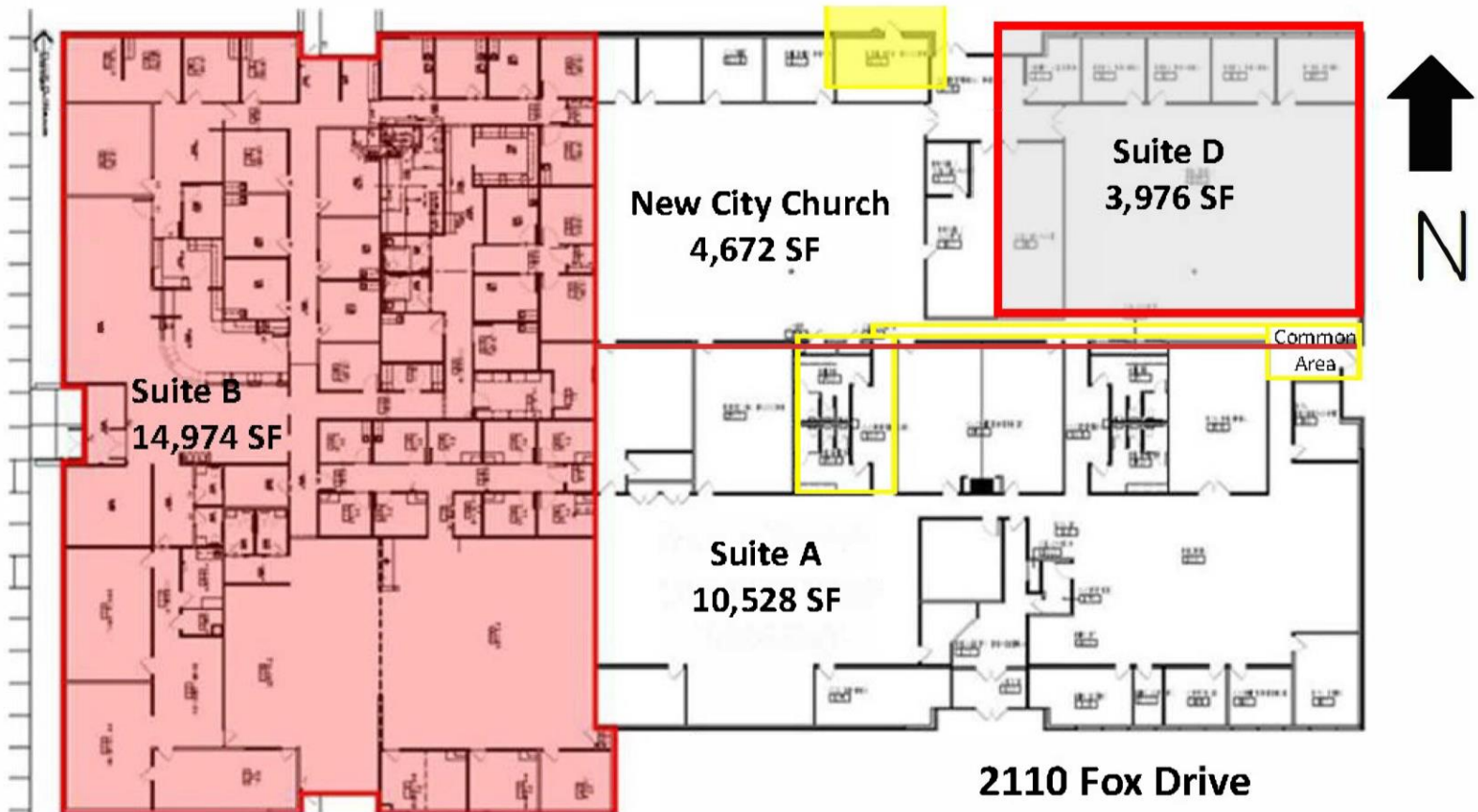
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Floor Plan – Suite A, B & D



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