



2302 Fox Dr., Suite C

Champaign, IL 61820

2,518 SF

OFFICE

LEASE PRICE

\$12.00 SF

AVAILABLE SPACE

Suite C – 2,518 SF

TAX PIN

45-20-24-378-005

PARKING SPACES

107

BUILDING SIZE

20,000 SF

YEAR BUILT

1997

ZONING

CO – Commercial Office

BUILDING CLASS

B

PROPERTY DESCRIPTION

Building is conveniently located at the corner of Fox and Knollwood Drive. Suite C has one private office, large conference room, open work area, kitchenette area, and two restrooms. The space is located on the northwest side of the building with the entrance on the north along Knollwood 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.



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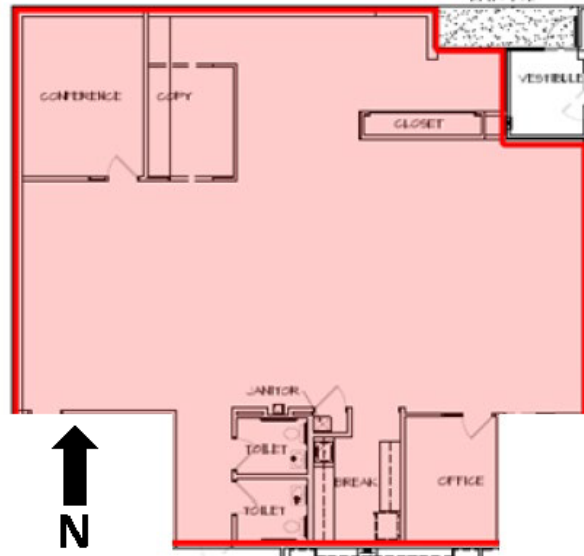
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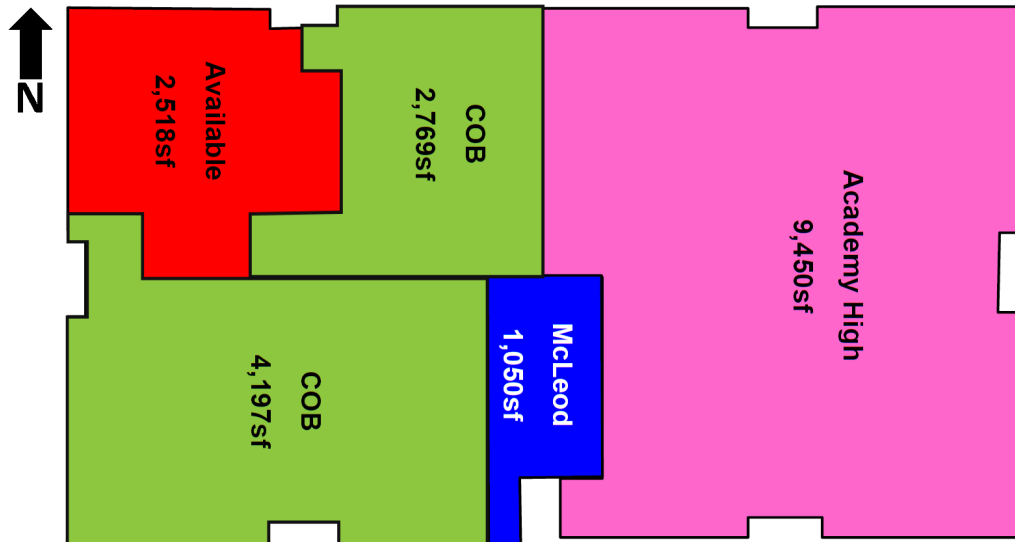
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FLOOR PLAN

2302 Fox Drive – Suite C



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