



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER

\$12.00 / SF / NNN



OFFICE

FOR LEASE



1806 Fox Drive, Suite E

Champaign, IL 61820

4,628 SF

OFFICE

LEASE PRICE

\$12.00 SF

AVAILABLE SPACE

4,628 SF

TAX PIN

45-20-24-178-006

PARKING SPACES

106

BUILDING SIZE

20,000 SF

YEAR BUILT

1992

ZONING

Commercial Office

BUILDING CLASS

B

PROPERTY DESCRIPTION

Suite E consists of nine offices, reception area, open area, storage room, and common area restrooms. The space will need some level of additional build-out. Suite E is located on the southwest side of the building and has frontage and signage 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.



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
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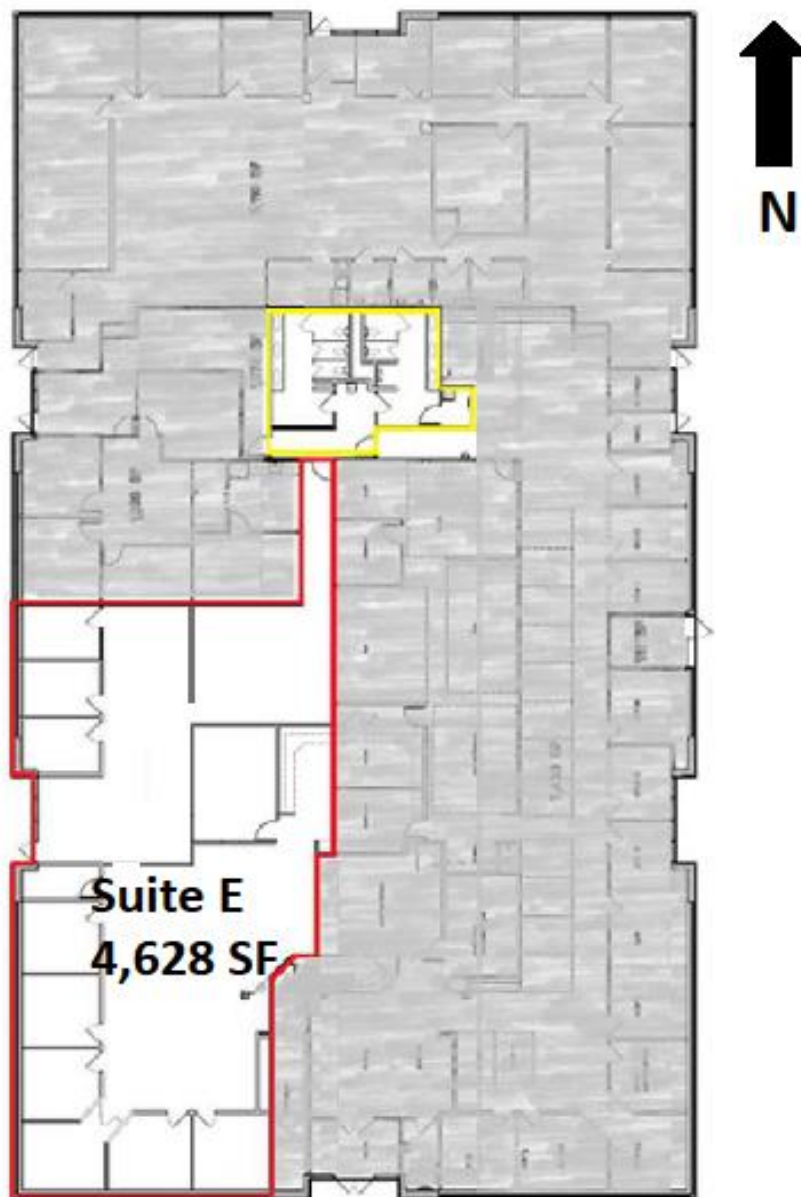


OFFICE

FOR
LEASE

FLOOR PLAN

1806 Fox Drive



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