

OFFICE

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

BUSINESS TECHNOLOGY CENTER

701 Devonshire Drive
Building C
Champaign, IL
61820

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OVERVIEW



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PROPERTY DESCRIPTION

The Business Technology Center (BTC) offers small to large office suites for lease. Tenants can lease an individual office or several offices depending on the business's needs. Utilities are included in all leases and not at an additional charge to tenants. For an additional fee the BTC offers phone and voicemail service, fiber internet, access to copier/fax/scanner, postage meter, and much more. BTC offer free access to conference rooms.

Virtual Office Space

If your business is still growing and you are not quite ready to lease a physical office at the BTC you can lease a Virtual Office from the BTC starting at \$125/month which gives you access to an address/mailbox and up to 10 hours per month of conference room use.

PROPERTY INFORMATION

Lease Price	Varies - Listed Below
Building Size	21,000 SF
Available Space	85 – 653 SF
Year Built	1978

Available Suites

<i>First Floor</i>	<i>SF</i>	<i>Rent</i>	
Suite 102E	206	\$350/month	LEASED
Suite 115	653	\$1,250/month	
Suite 120	230	\$500/month	LEASED
Suite 125	200	\$425/month	
Suite 138	130	\$300/month	LEASED
Suite 139	139	\$300/month	LEASED
Suite 143	327	\$735/month	LEASED

<i>Second Floor</i>	<i>SF</i>	<i>Rent</i>	
Suite 201F	200	\$450/month	
Suite 202B	369	\$800/month	
Suite 203C	85	\$205/month	LEASED
Suite 203D	85	\$205/month	
Suite 204	388	\$810/month	
Suite 208	280	\$605/month	

***Virtual Office Space** \$125/month

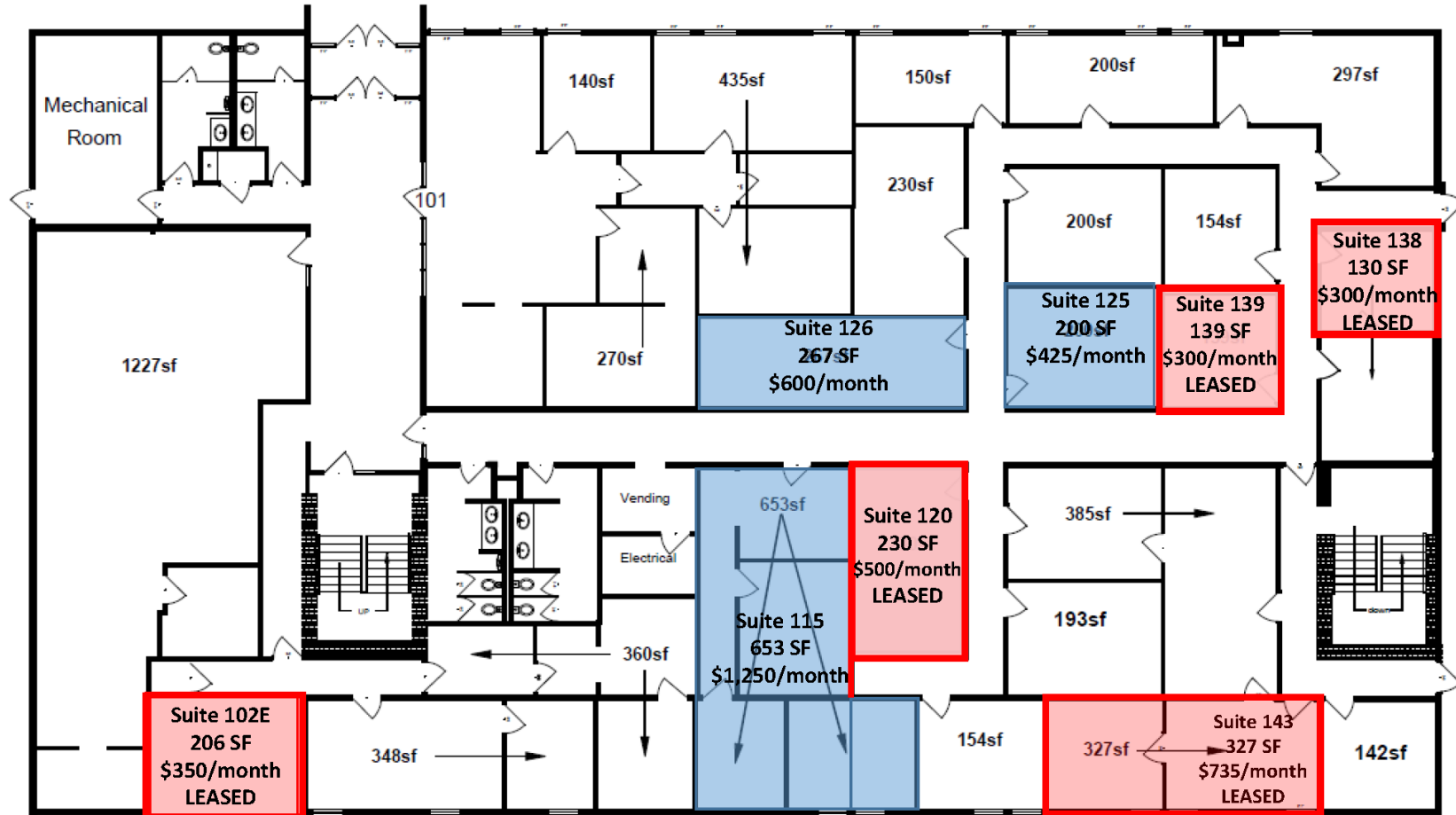
FLOOR PLAN 1



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Building c

First floor Plan

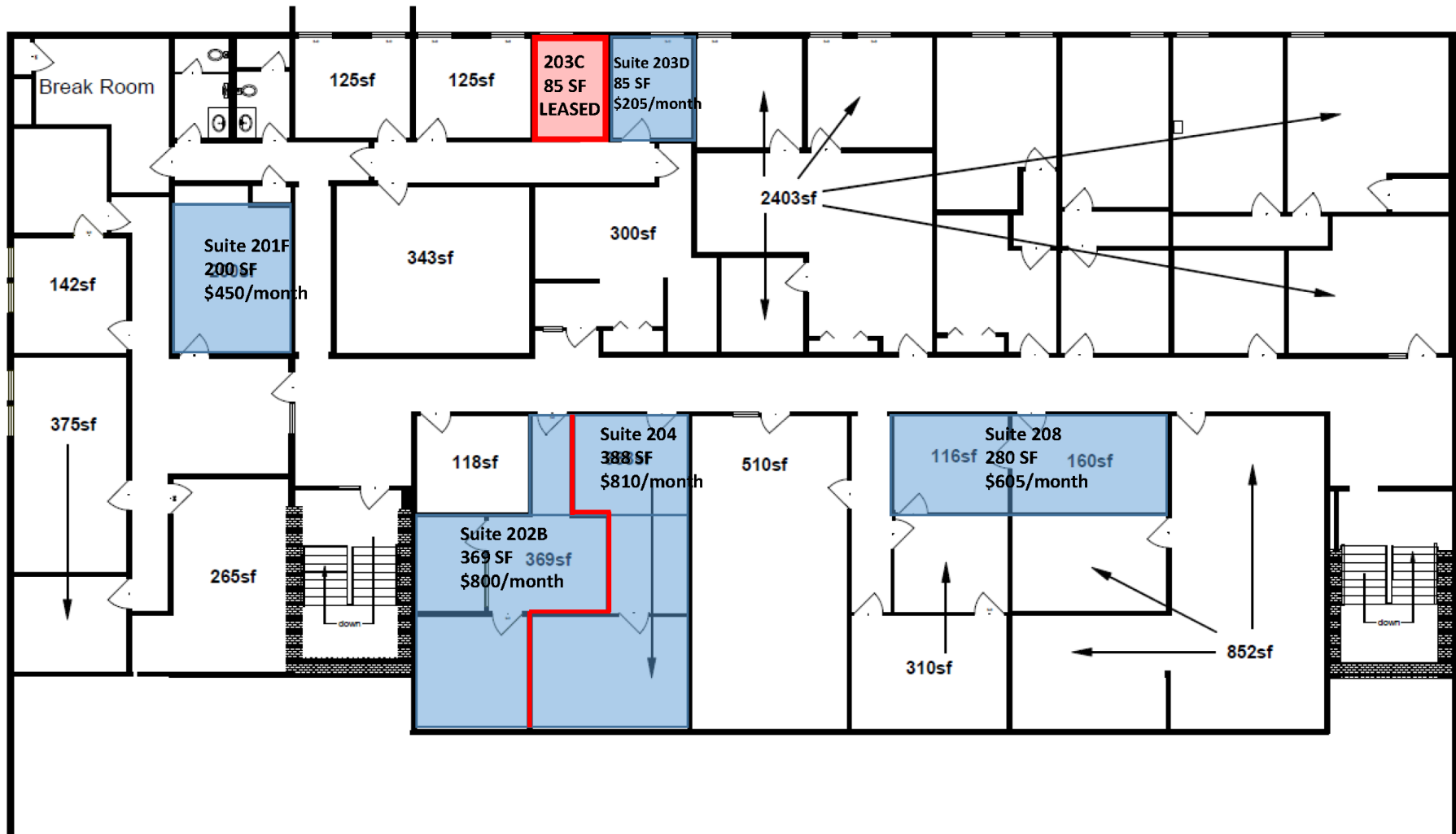


Business & Technology Center
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FLOOR PLAN 2



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SECOND floor Plan

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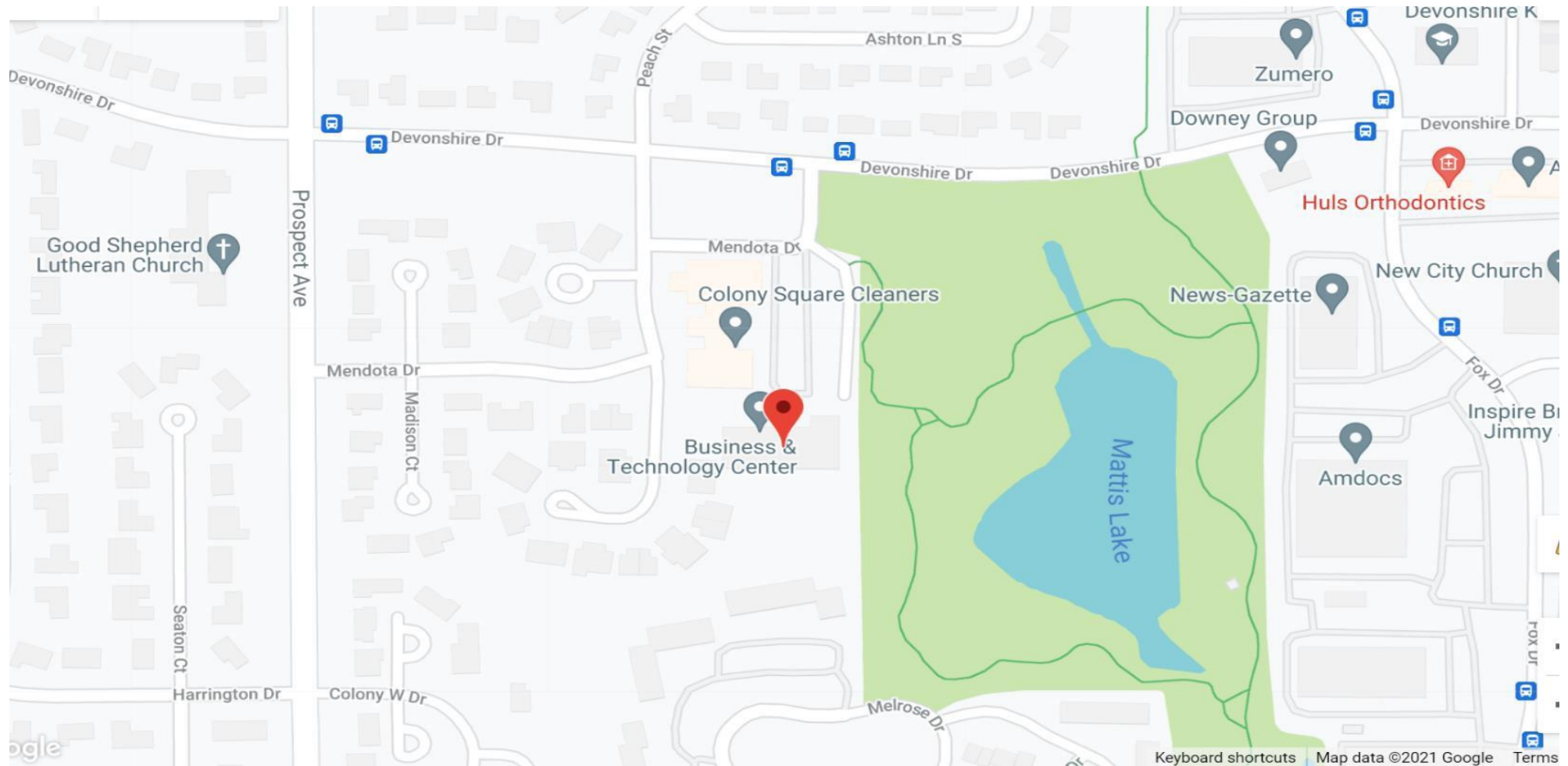
AREA OVERVIEW



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AREA OVERVIEW

The property is located off of Devonshire Drive in the Colony Square Complex. It is west of the 17 acre Carriage Center retail development along South Neil Street. Major neighboring businesses at Colony Square are Hope Springs, Colony Square Cleaners, Chesser Financial, and Colony Property Management. Mattis Park neighbors the property to the east.





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