

OFFICE

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

BUSINESS TECHNOLOGY CENTER

701 Devonshire
Drive
Building C
Champaign, IL 61820

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

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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 – 852 SF
Year Built	1978

Available Suites

<i>First Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 101	435	\$1,000/month
Suite 115	653	\$1,250/month
Suite 126	267	\$600/month
Suite 132	150	\$425/month

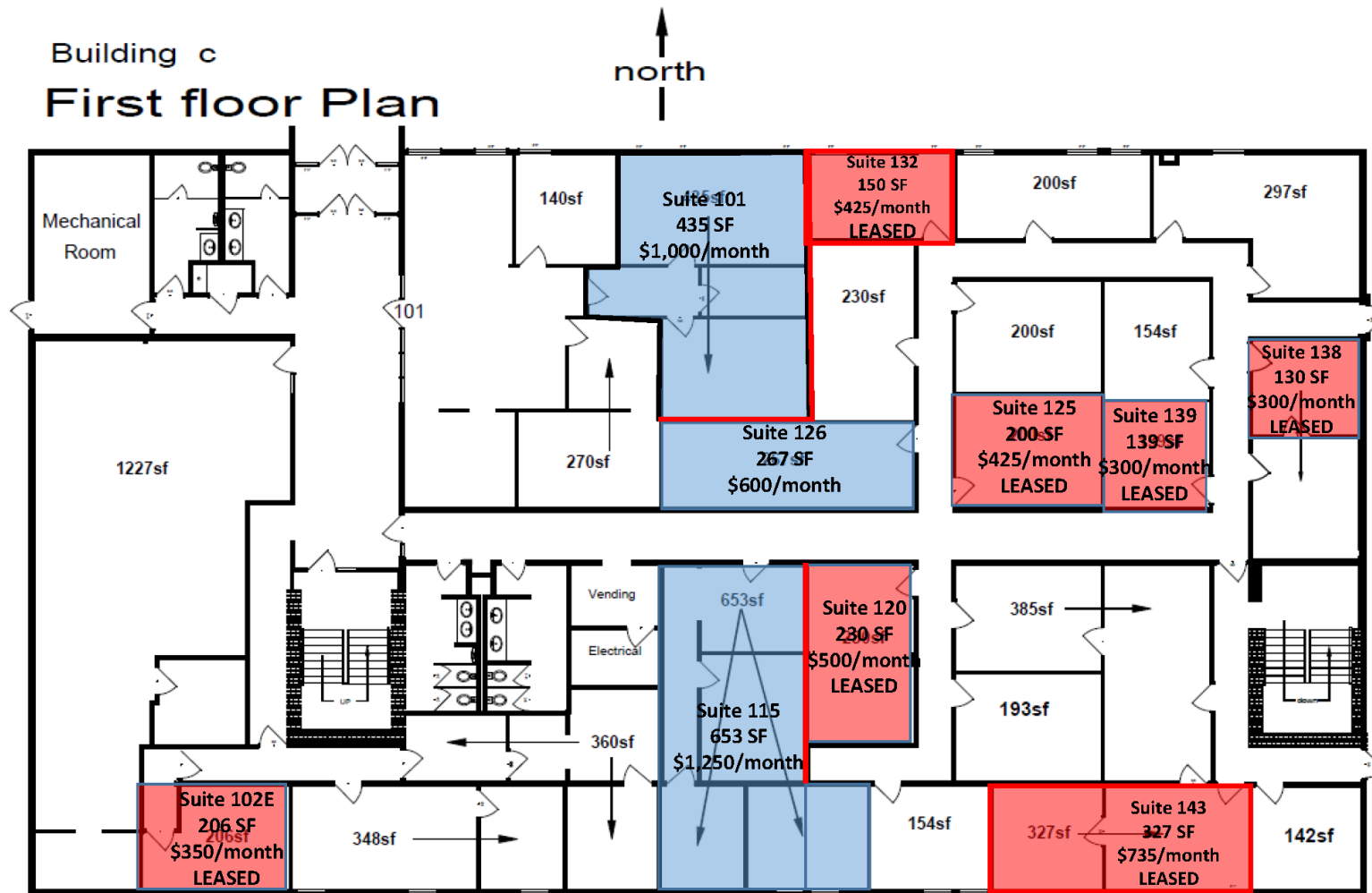
<i>Second Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 202B	369	\$800/month
Suite 203D	85	\$205/month
Suite 204	388	\$810/month
Suite 207	110	\$275/month
Suite 208	280	\$605/month
Suite 209	852	\$1,575/month

*Virtual Office Space \$125/month

FLOOR PLAN 1



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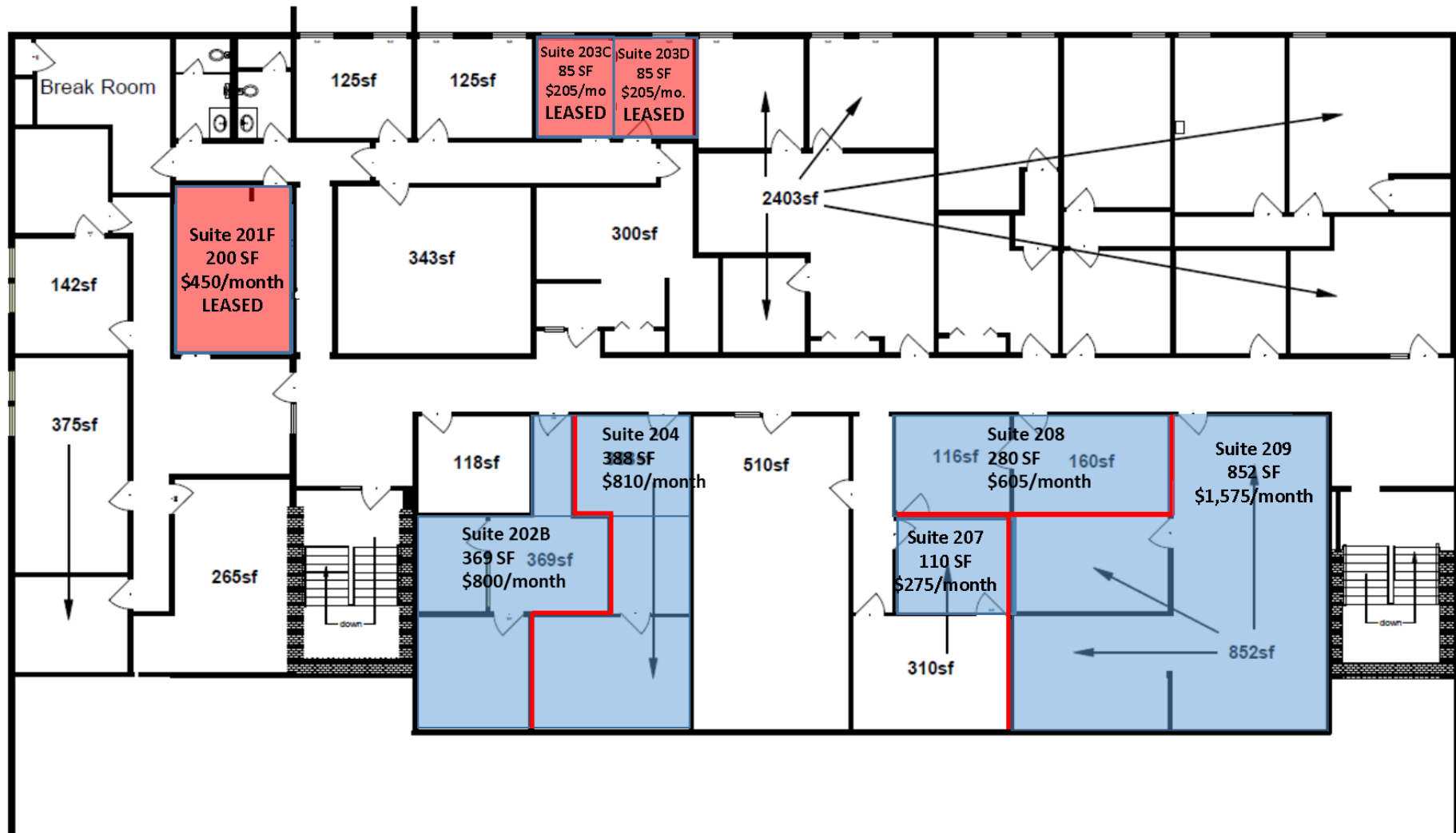


Business & Technology Center
701 Devonshire drive
Champaign Illinois. 61820

FLOOR PLAN 2



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SECOND floor Plan

Building c

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701 devonshire drive
champaign illinois, 61820

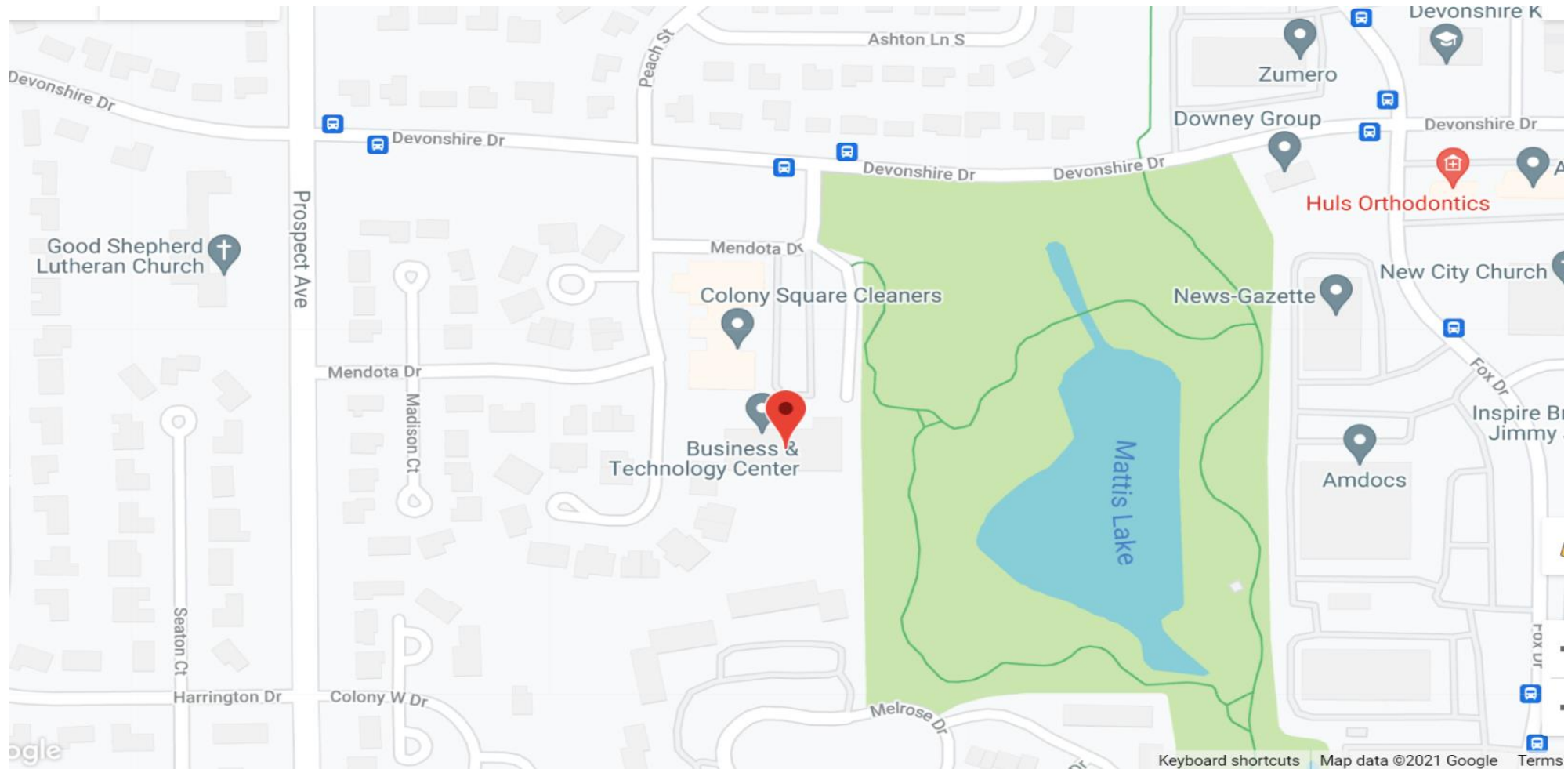
AREA OVERVIEW



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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.



The image shows a large, multi-section outdoor sign for the BTC Business & Technology Center. The central section is a white rectangular panel with the letters "BTC" in a large, blue, serif font. Below this, in a smaller blue font, are the words "BUSINESS & TECHNOLOGY CENTER". To the left of this central panel is a dark grey rectangular section containing a grid of logos for member businesses. To the right is another dark grey rectangular section, also containing a grid of logos. The sign is set against a background of a light-colored building with large windows and a tree with yellowing autumn leaves. The ground in the foreground is covered with brown mulch and some fallen leaves.

BTC BUSINESS & TECHNOLOGY CENTER			MEMBER BUSINESSES		
K&J ATTORNEYS AT LAW	CHAMPAIGN COUNTY PUBLIC SCHOOLS	Jon Sillow Counseling	INFORMATION TECHNOLOGY ASSOCIATES	MR. APPLIANCE APPLIANCE SERVICE	Tally's Closet
JAY CARMICHAEL, LEW	The Stangor Architects, LLC		JH'S DRIVING SCHOOL	Chris Gots LCPC, CADC Professional Counselor	thirdside
ANDREW S. ALLEN ATTORNEY AT LAW			KP HEALTHCARE	Sandra C. Leister PhD Clinical Psychologist	RG REINOLD GRIFFIN INC. GROUP
B&DY BATHING	CONCRETE man	DEBORAH A. HEDIN MD, LLC	LEGEND ENTERTAINMENT & COMMUNICATIONS	Stephen K. Shetter Attorney at Law	VID-COM SYSTEMS
C-O SYMPHONY	D&D DESIGN	United States - Medical - Supplies	THOMAS BOUTIN, P.A. JAMES HANCOCK & THOMAS BOUTIN	MTK TECHNOLOGIES	