FOR LEASE



BUSINESS TECHNOLOGY CENTER

701 Devonshire Drive Building C Champaign, IL 61820

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OVERVIEW



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	193 – 852 SF
Year Built	1978

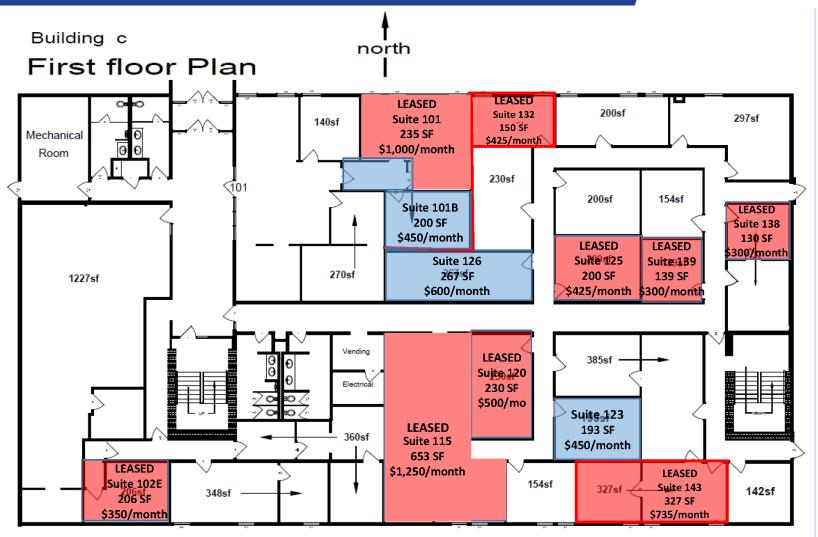
Available Suites

First Floor	SF	Rent
Suite 101B Suite 123 Suite 126	200 193 267	\$450/month \$450/month \$600/month
Second Floor	SF	Rent
Suite 204 Suite 209	388 852	Rent \$810/month \$1,575/month

^{*}Virtual Office Space \$125/month

FLOOR PLAN 1





Business & Technology Center
701 Devonshire drive
Champaign Illinois, 61820

FLOOR PLAN 2





SECOND floor Plan

Building c

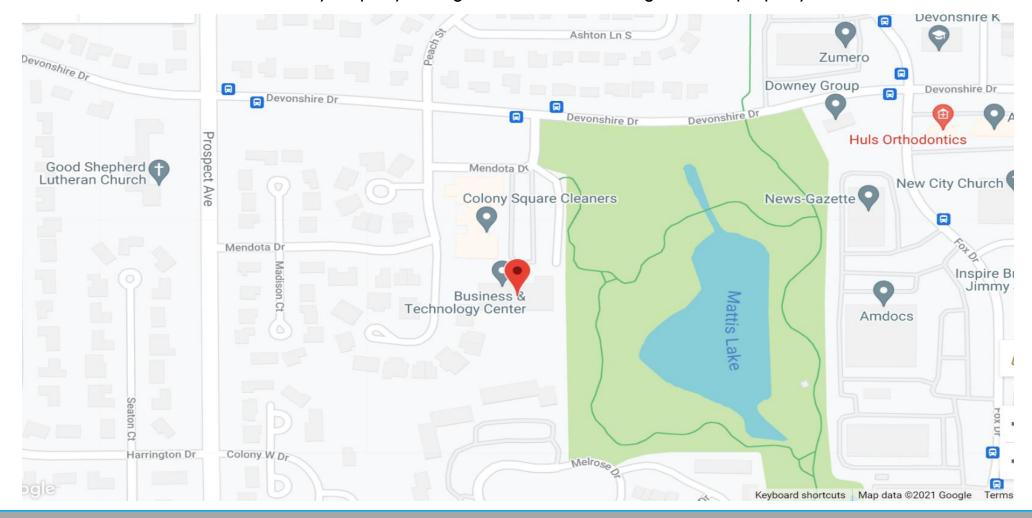
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AREA OVERVIEW



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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.



CONTACT





COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Contact Information:

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