

OFFICE

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

BUSINESS TECHNOLOGY CENTER

**701 Devonshire Drive
Building C
Champaign, IL
61820**

**Zach Wetherell
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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 \$175/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
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Building Size	21,000 SF
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Available Space	110– 852 SF
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Year Built	1978
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Available Suites

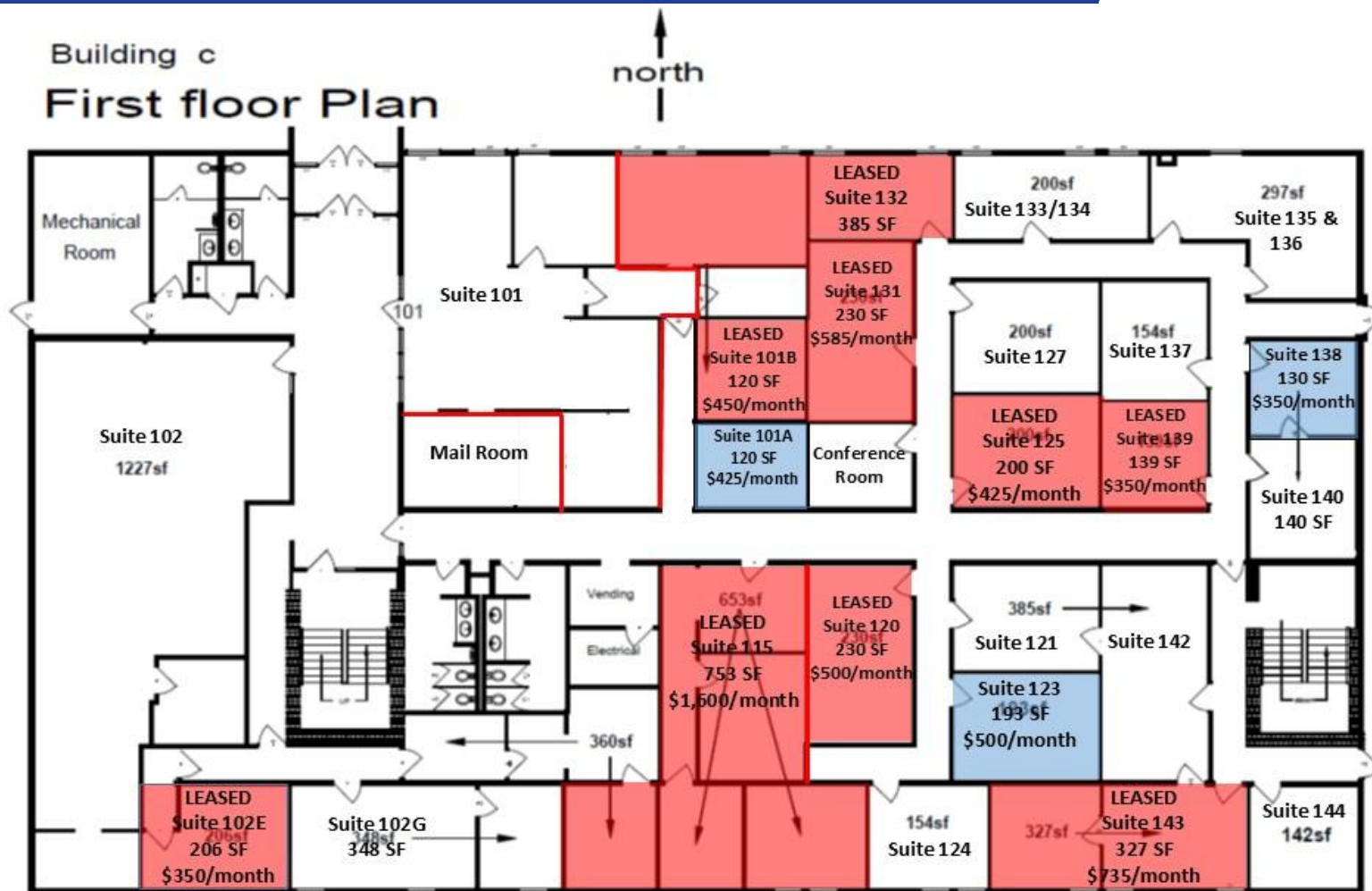
***Virtual Office Space**\$175/month

<i>First Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 101A	120	\$425/month
Suite 123	193	\$500/month
Suite 138	130	\$350/month
<i>Second Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 201E	110	\$300/month
Suite 201F	200	\$500/month
Suite 202B	369	\$800/month
Suite 205	675	\$1,250/month
Suite 206A	110	\$300/month
Suite 207	435	\$900/month
Suite 207A	385	\$810/month
Suite 209	852	\$1,100/month
Suite 210A	120	\$325/month

FLOOR PLAN 1



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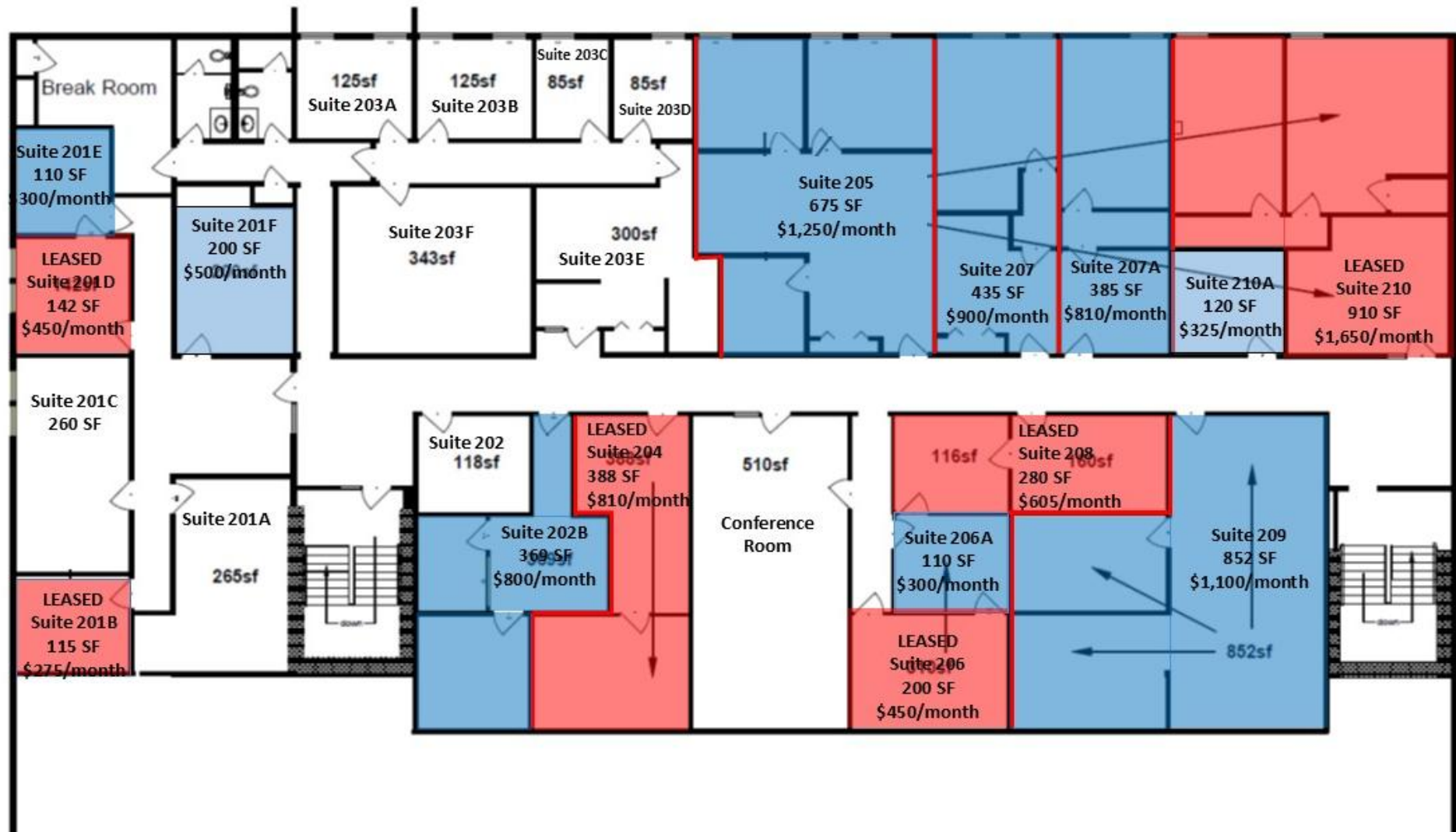


Business & Technology Center
701 Devonshire drive
Champaign Illinois. 61820

FLOOR PLAN 2



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SECOND floor Plan

Building c

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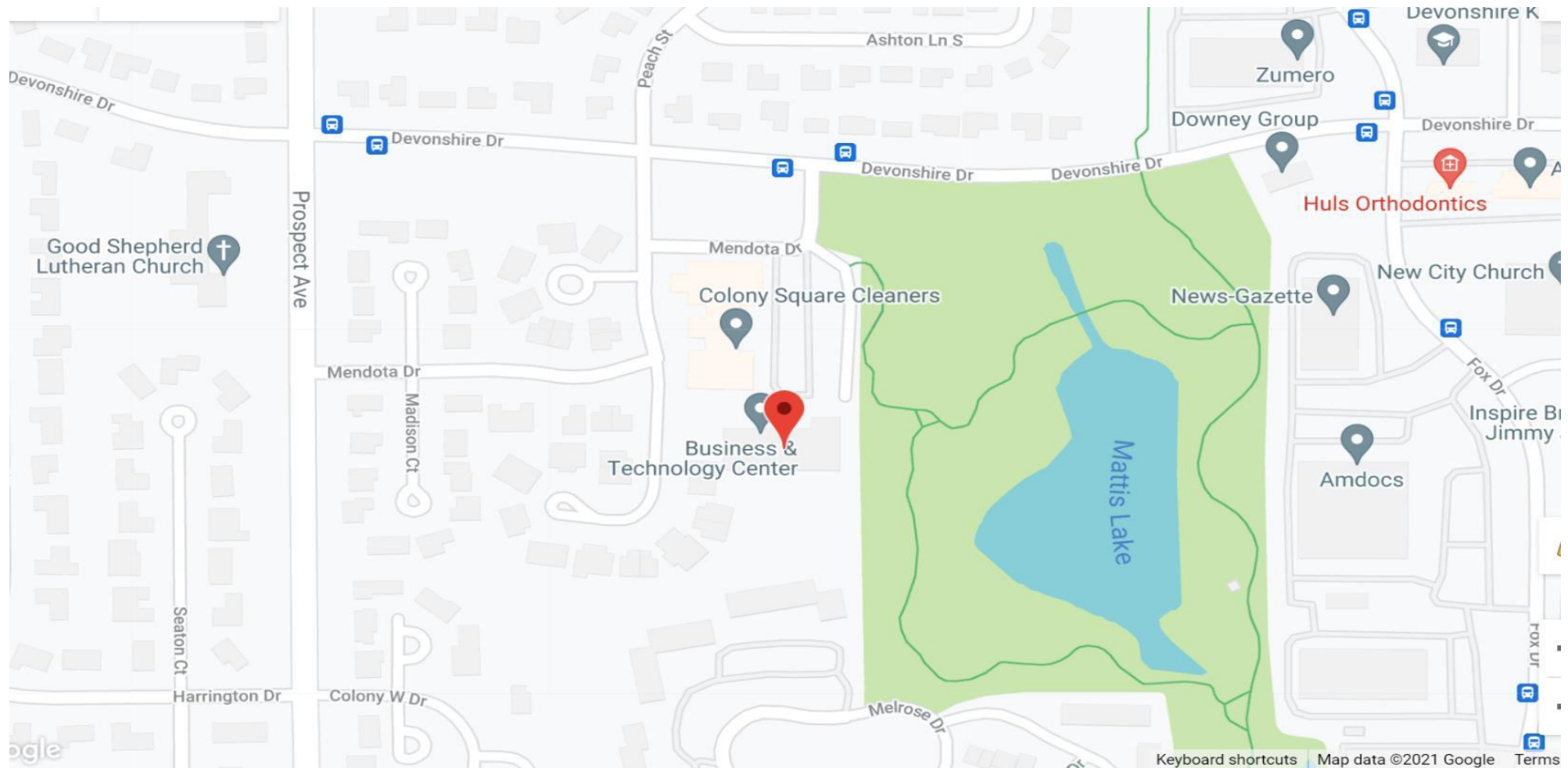
AREA OVERVIEW



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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.



CONTACT



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