

OFFICE

# FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## BUSINESS TECHNOLOGY CENTER

701 Devonshire Drive  
Building C  
Champaign, IL  
61820

Zach Wetherell  
217.403.3374  
[Zach.Wetherell@cbcdr.com](mailto:Zach.Wetherell@cbcdr.com)



# 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

**Building Size**

21,000 SF

**Available Space**

120- 852 SF

**Year Built**

1978

### Available Suites

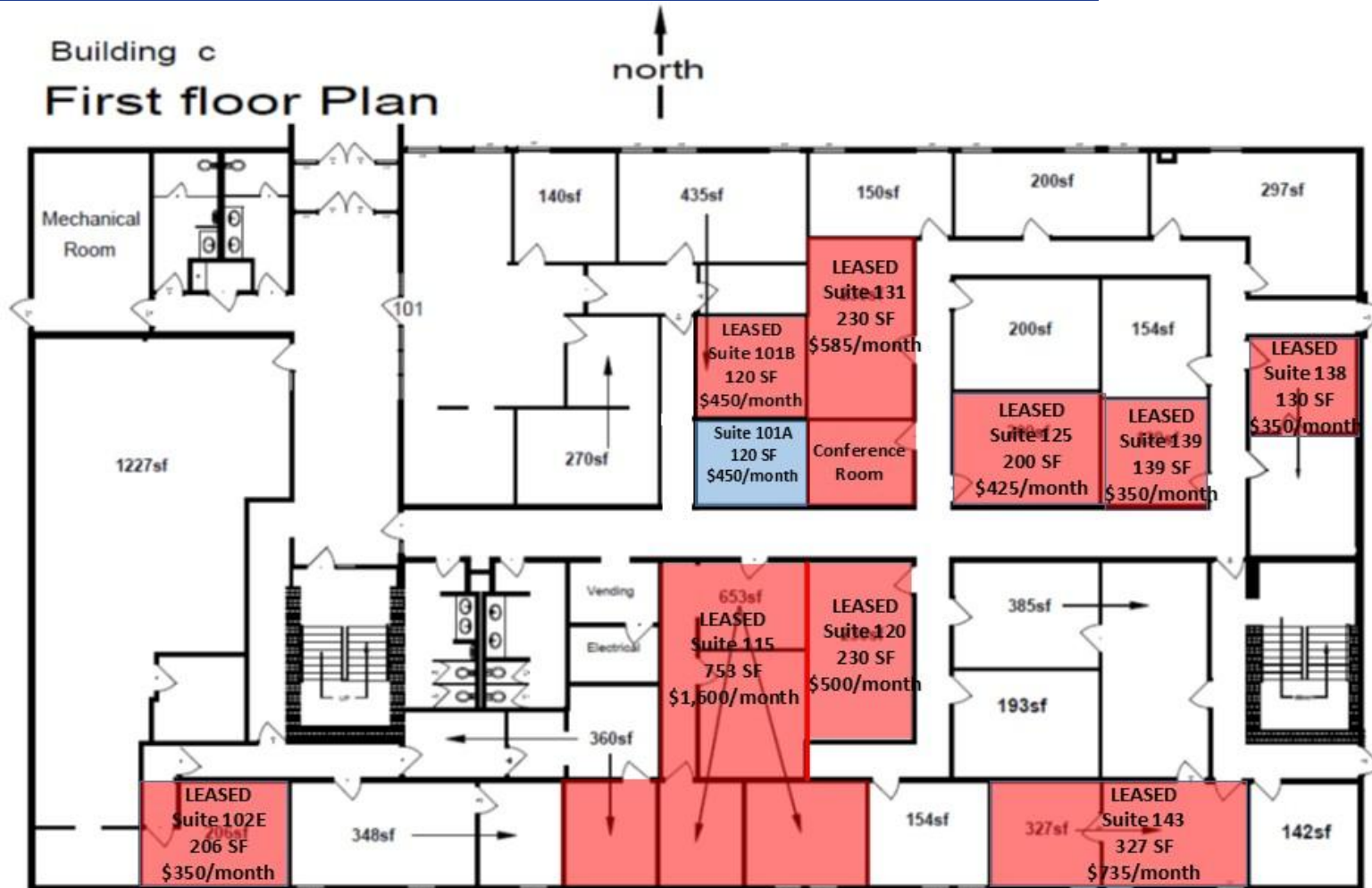
**\*Virtual Office Space** \$175/month

<i>First Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 101A	120	\$450/month
<i>Second Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 202B	369	\$800/month
Suite 204	388	\$810/month
Suite 207	435	\$900/month
Suite 207A	385	\$810/month
Suite 209	852	\$1,575/month

# FLOOR PLAN 1



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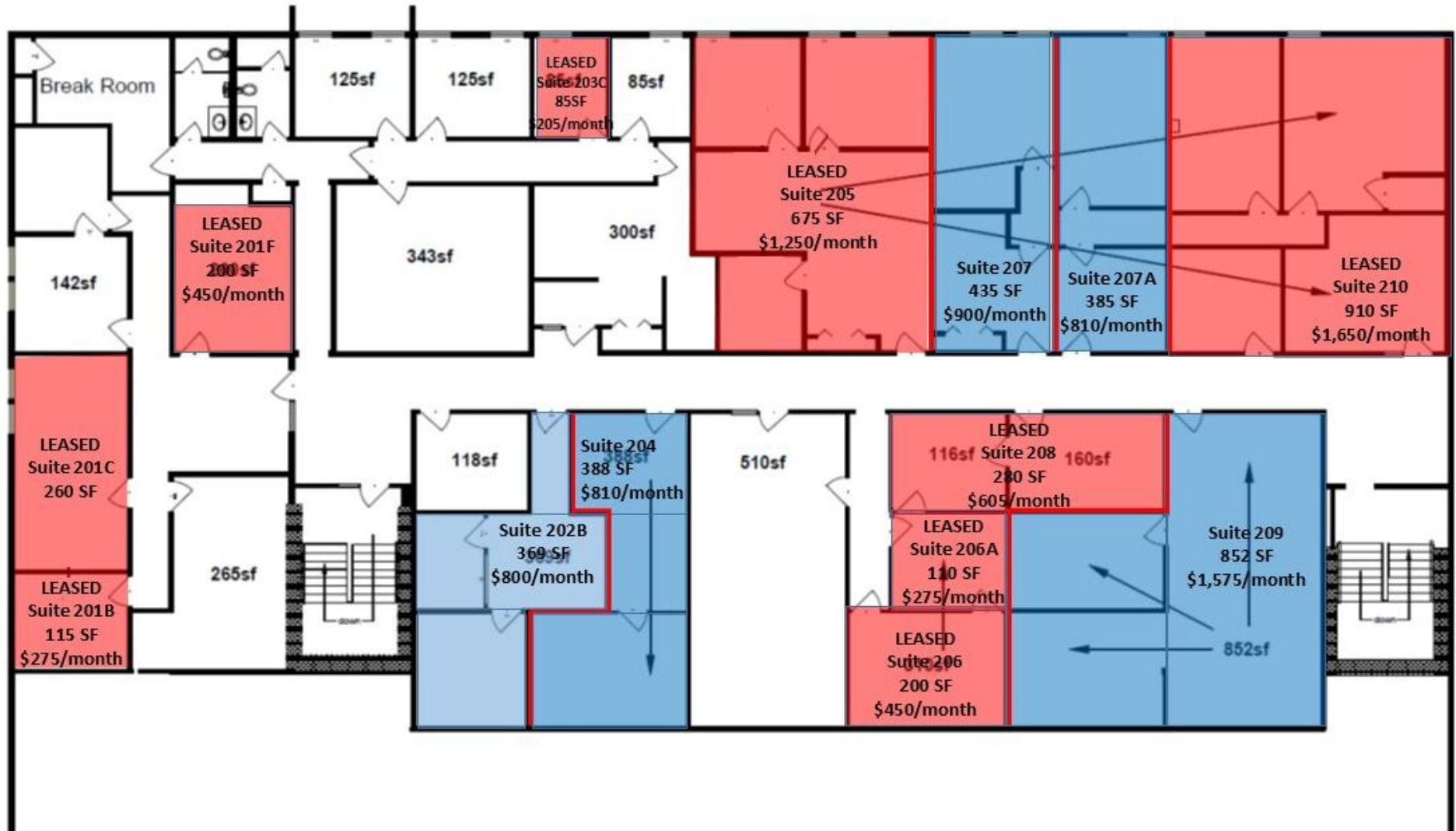
Business & Technology Center  
701 Devonshire drive  
Champaign Illinois. 61820



# FLOOR PLAN 2



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## SECOND floor Plan

Building c

Business & technology Center  
701 devonshire drive  
champaign illinois, 61820

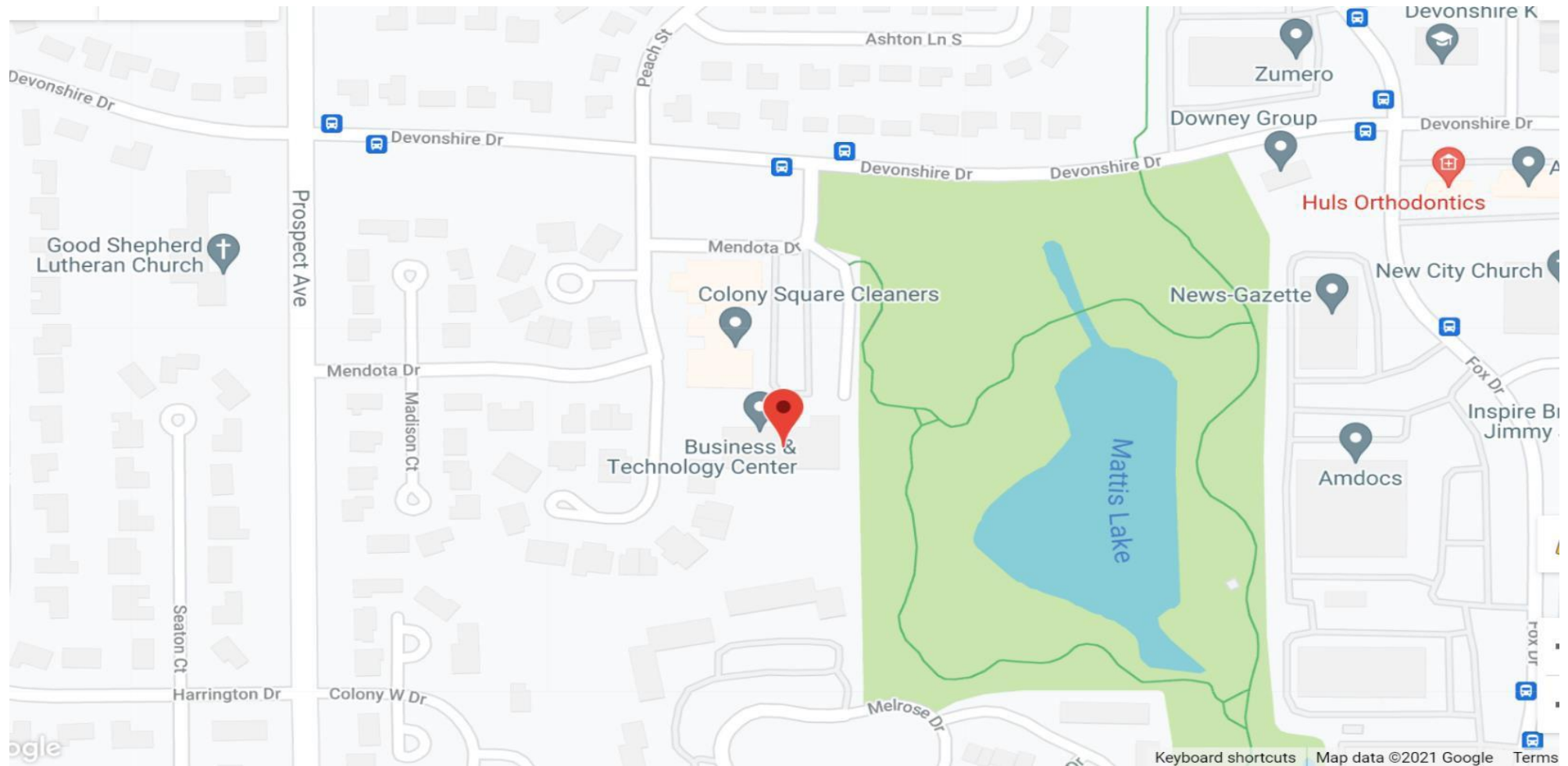
# AREA OVERVIEW



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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.



# CONTACT



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