



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# COLONY SQUARE Suite D-1

\$15.00 / SF / GROSS



**FOR LEASE**

## Colony Square, Suite D-1

Champaign, IL 61820

**2,312 – 3,028 SF**

**OFFICE**

### LEASE PRICE

\$15.00 SF

### LEASE TYPE

Gross

### BUILDING SIZE

21,000 SF

### AVAILABLE SPACE

2,312 SF – 3,028 SF

### YEAR BUILT

1978

### TENANCY

Multiple

## PROPERTY DESCRIPTION

The subject office space consists of a large open area/reception work area, restroom, four private offices all with windows, and one large executive size office with large windows that overlook Mattis Park. The executive office has its own private restroom and shower. The space can be combined with a neighboring large conference room and kitchenette for a total of 3,028 SF. This space is in move in ready condition. Parking is shared in common with all tenants of Colony Square Center.

## AREA DESCRIPTION

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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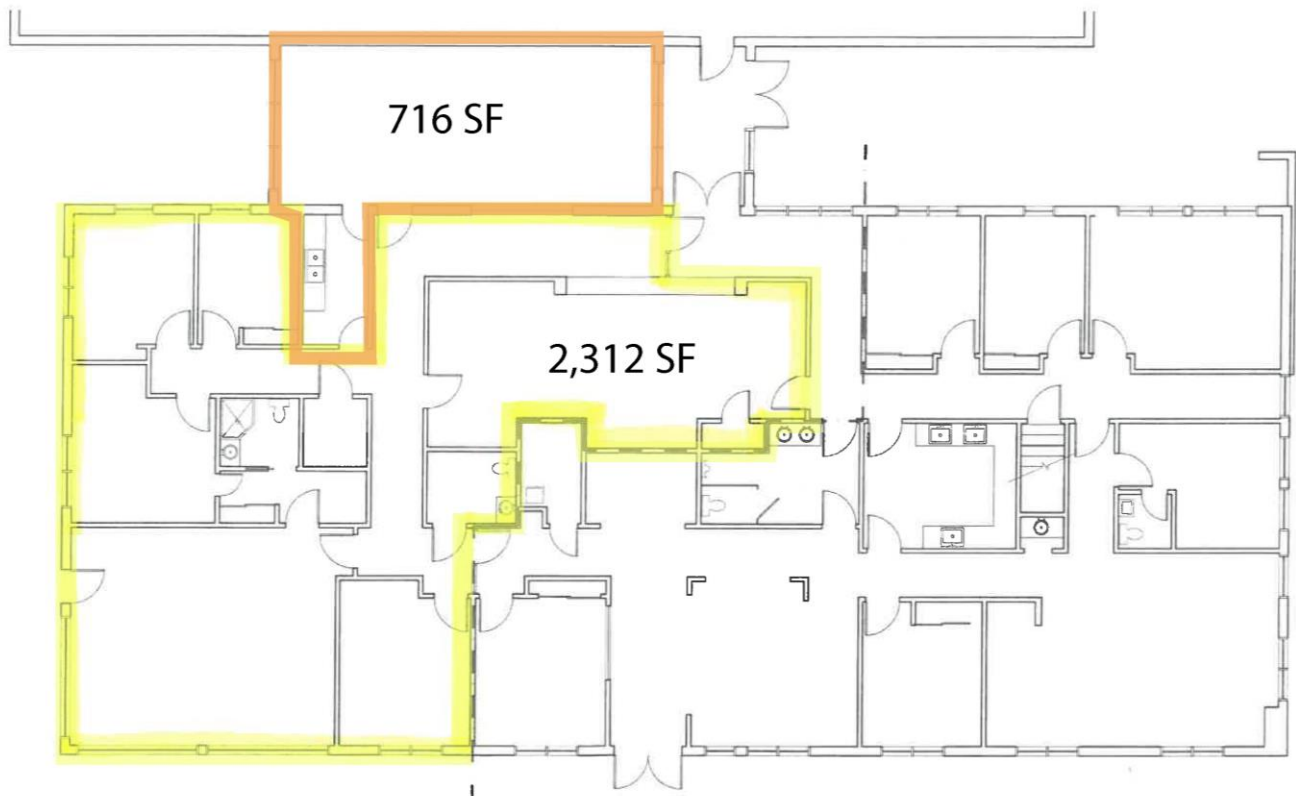
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## FLOOR PLAN



PARTIAL EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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