

FOR SALE OR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2110 Clearlake Blvd
Suite 200/204 & 203
Champaign, IL 61822

3,944 – 15,368 SF
Corporate Park Centre
Condo Units for
Sale Or Lease

ZACH WETHERELL, CCIM

Illinois Licensed Real Estate Broker

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor, Champaign, IL 61820
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OVERVIEW



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PROPERTY OVERVIEW

This well-located and quality-built office building was constructed in 2001 and features 41,699 SF of professional, class-A office space on two floors. The building has a high-level of finishes throughout with oak trim, glass walls and skylights, and features an electronic key card entry system. The building is fully sprinkled and wired for fiber internet. Suites 203 & 200/204 are located on the second floor of the building and have the best views in the building. The office suites can be combined or subdivide to range in size from 3,944 up to 15,368 SF.

Suite 203 is 3,944 rentable SF with 3,392 SF usable class-A office space and 552 SF of common space allocated to the unit. The suite features five private offices, two conference rooms, reception, copy/file room, and a storage room. The restrooms and kitchen area are shared with Suite 204.

Suite 200 & 204 are currently combined into one space and one PIN number, but do have separate power and HVAC service and can be further subdivided. Combined they have 11,424 SF rentable with 9,825 SF usable class-A office space and 1,599 SF of common space allocated between the two units. The space consists of 16 executive offices all with large exterior windows, large conference room overlooking the water, reception area, open work area, file and server room, storage, kitchen, and restrooms.

PROPERTY INFORMATION

SALE PRICE

Suite 200/204: \$1,485,000
Suite 203: \$515,000

LEASE PRICE

\$12.00 / SF / NNN
NNN: Taxes \$3.88 / Insurance \$0.20 / Maintenance \$3.50

REAL ESTATE TAXES

Suite 200/204: \$44,318.70
Suite 203: \$15,387.50

BUILDING CLASS

A

AVAILABLE SPACE

3,944 – 15,368 SF

CONDO SIZE

Suite 200/204: 11,424 SF
Suite 203: 3,944 SF

ZONING

IOP – Interstate Office Park

YEAR BUILT

2001

TAX PIN - SUITE 200/204

41-14-34-479-011

TAX PIN - SUITE 203

41-14-34-479-010



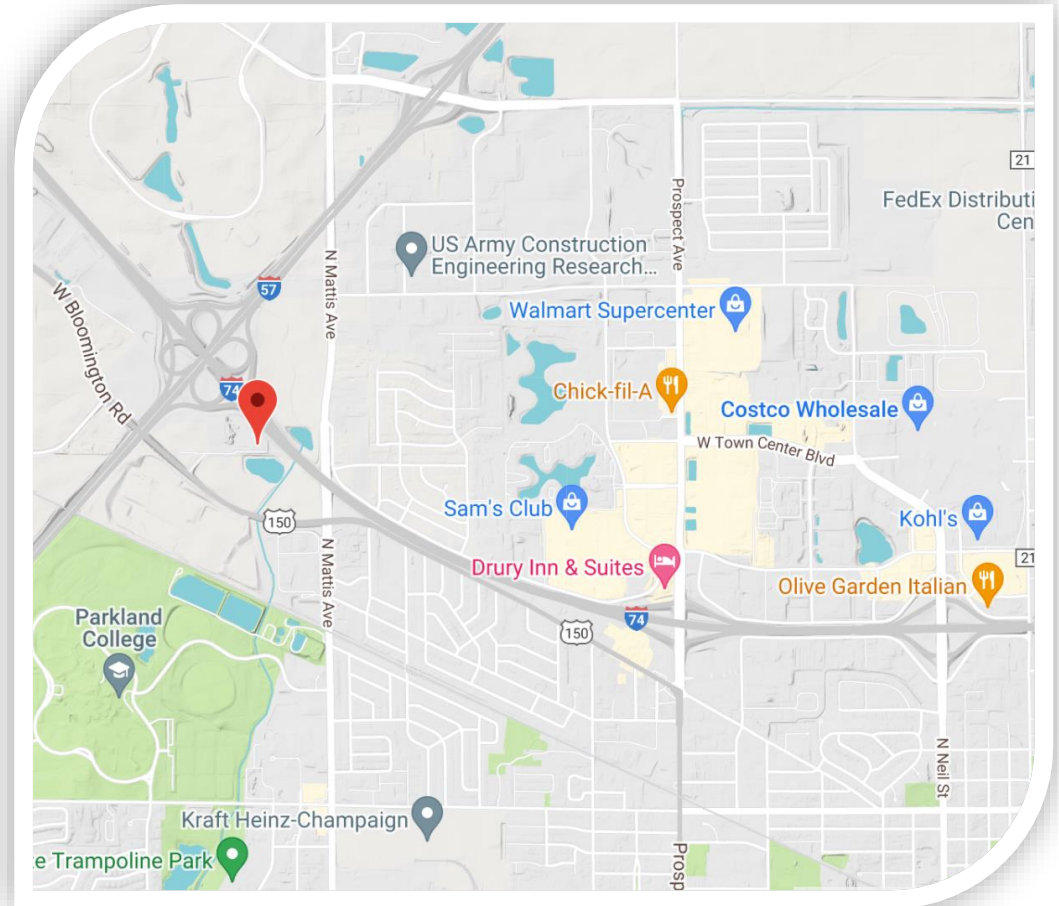
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AREA OVERVIEW

Corporate Park Centre is a professional office development located near the intersection of Interstate 74 and Mattis Avenue, just south of the I-57 and I-74 interchange. Its location provides outstanding visibility and easy access to the interstate highway system, and is ideally located just minutes west of the North Prospect Avenue retail corridor, and north of Parkland College. The development includes shared parking, a beautiful lake with a fountain and walking trails that are maintained by the master condo association.

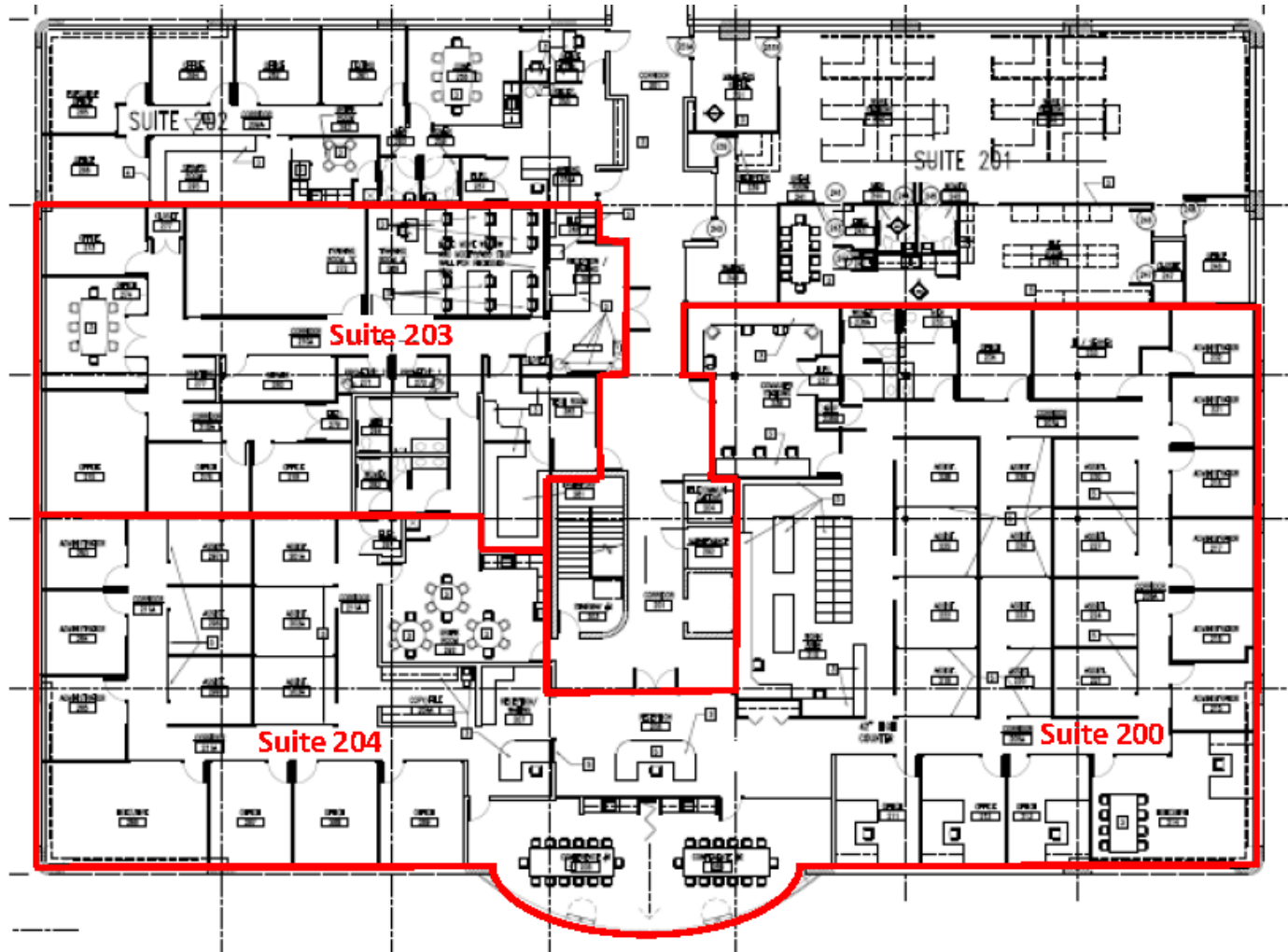


FLOOR PLAN



COLDWELL BANKER
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Suite 200/204 & Suite 203



SUITE 200/204



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SUITE 203



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