



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# OFFICE SPACE FOR LEASE

Price Varies

FOR LEASE



## 503 S. Country Fair Drive

Champaign, IL 61821

116 – 2,181 SF

OFFICE

### LEASE PRICE & TYPE

Varies – See Description

### AREA DESCRIPTION

This office building is located in West Champaign on Country Fair Drive near the intersection of Springfield Avenue. Country Fair Drive has retailers and other office buildings neighboring this space. The location is near Parkland College and Interstates 57 and 72. Neighboring businesses are Busey Bank, Illini Mattress, Rector Property Management/Rector Insurance, Burger King, Taco Bell, Arby's, etc. This area of Champaign is predominantly commercial with some multi-family residential developments.

### PROPERTY DESCRIPTION

Second floor office space available for lease. Office space ranges from individual offices (116-304 SF) to large office space (4,741 SF). All office spaces have been newly remodeled and are move in ready. The individual offices have utilities (gas, electric, water) included in the rent. All five available office suites can be combined to accommodate larger office users.

**Space 1 (2,181 SF): \$10/SF/Gross** | This space consists of four private offices, large open work area, one conference room, two restrooms, kitchen, and one storage room.

**Space 3 (1,382 SF): \$10/SF/Gross** | This space consists of two private offices, open work area, one restroom and a large conference room.

**Space 5 (116 SF): \$250/Month/Full Service** | Individual office, shared restroom, utilities included in rent.

Agent Owned Property.



**ZACH WETHERELL, CCIM**

217-403-3374

[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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