

Class A Office Space



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**2918 Crossing Court
Champaign, IL 61822**

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Property Description

Coldwell Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this Class A office property. Robeson Crossing is a Class A office park located on the Northeast & Northwest corners of Windsor Rd & Duncan Rd in west Champaign. 2918 Crossing Ct is a 15,000 SF office building constructed in 2008 and consists of six (6) office suites.

2918 Crossing Ct., Suite A. This 2,519 SF Class A space was fully built out as a dental practice in 2013 and is in excellent condition. The space is currently configured with a large reception area, six (6) Treatment rooms, Lab, Sterilization Room, Consult room, staff & patient restrooms, and one private office with a private restroom.

2918 Crossing Ct., Suite E. This 5,000 SF Class A office space was built out in 2009 for an attorney group and consists of; 5 executive offices, 5 private offices, file room, work room, breakroom, small conference room, large conference room, male & female restrooms, and a large reception area. See floor plan for further details.

The Crossing is a mixed use development in west Champaign established in the late 90's and early 20's with a combination of retailer and professional office users in the Southwest quad, professional office park in the Northwest & Northeast quads, and residential in the Southeast quad. The crossing is an upscale development surrounded by new and established higher end residential and just minutes from I-57/Curtis Rd Interchange.

OVERVIEW

Lease Price	Suite A: \$18.00/SF NNN Suite E: \$16.00/SF NNN
Available Space	Suite A: 2,519 SF Suite E: 5,000 SF
Building Size	15,000 SF
Zoning	CO – Commercial Office
Estimated NNN:	\$5.02/SF

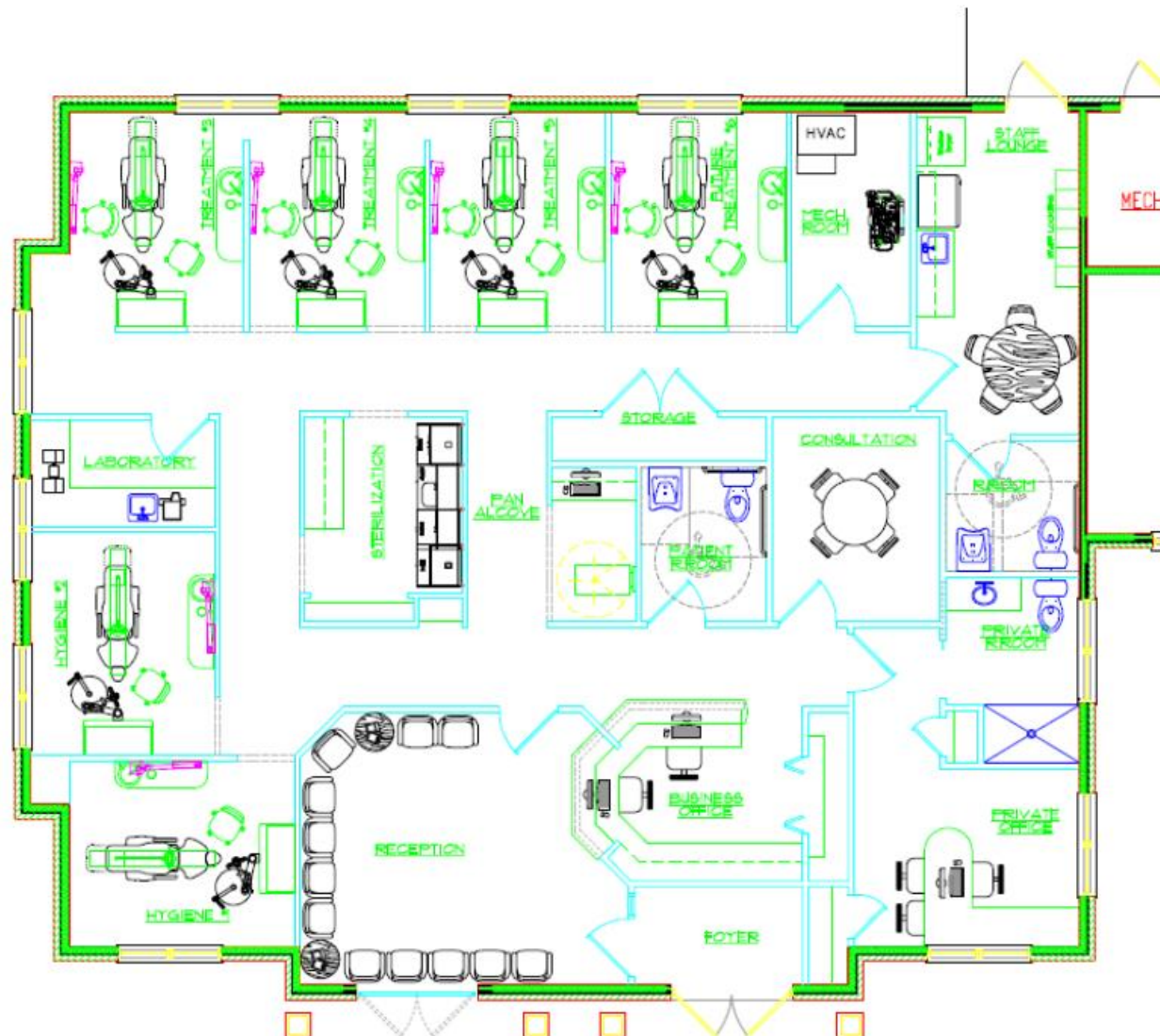


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FLOOR Plan – Suite A

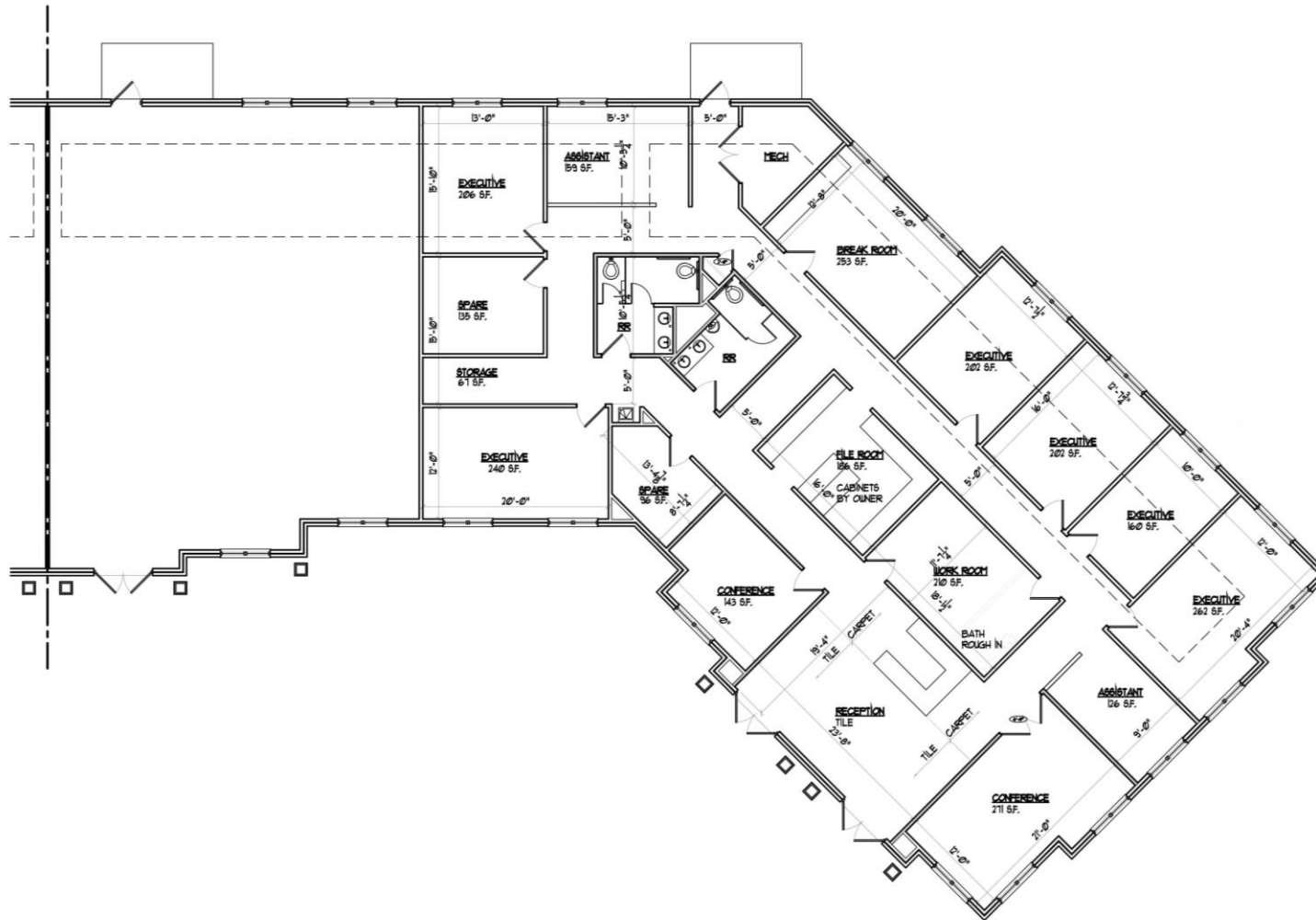


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FLOOR Plan – Suite E



4 PARTIAL FLOOR PLAN
AI SCALE: 1/8" = 1'-0" NORTH

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Suite E



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Suite E



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SITE

WINDSOR RD - 11,300 AADT



MARINE BANK



Blossom Basket



S DUNCAN RD - 7,500 AADT



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CONTACT INFORMATION



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