



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# DENTAL / OFFICE SPACE

\$13.00 SF / NNN

FOR LEASE



## 2104 Windsor Place, STE A

Champaign, IL 61820

2,590 SF

OFFICE

### LEASE PRICE

\$13.00 SF / NNN

### PARKING

Shared

### TAX PIN

03-20-25-128-028

### ZONING

CO – Commercial Office

### BUILDING SIZE

5,090 SF

### YEAR BUILT

2007

### BUILDING CLASS

B

### TENANCY

Multiple

## PROPERTY DESCRIPTION

This well-located multi-tenant office building built in 2007 is +/- 5,090 SF on approximately 0.42 acres and features shared parking for 25 vehicles. The building offers signage opportunities on a monument sign, as well as on the front glass of the building.

**Suite A is +/- 2,590 SF** and currently built-out as a dental office, but could be modified to suit a wide-variety of office users. The suite features 6 dental / operating rooms, 2 offices, x-ray room, lab, breakroom / kitchen, file room, laundry room, reception, and two restrooms. The building is built on a crawl space, allowing for easy modification to the plumbing if needed.

2022 estimated NNN expenses: \$4.25/SF.

## AREA DESCRIPTION

The subject property is conveniently located off Windsor Road, lying just behind First State Bank near the southwest corner of Windsor Road and Neil Street/Route 45. Its location provides easy access to the University of Illinois, downtown Champaign and Willard Airport. The property is located near numerous professional office buildings, residential neighborhoods, and just south of many popular dining options. Nearby businesses include Insurance Risk Managers, First State Bank, State Farm, BodyWork Associates, Attorney's Title Guaranty, Biaggi's, and many more.



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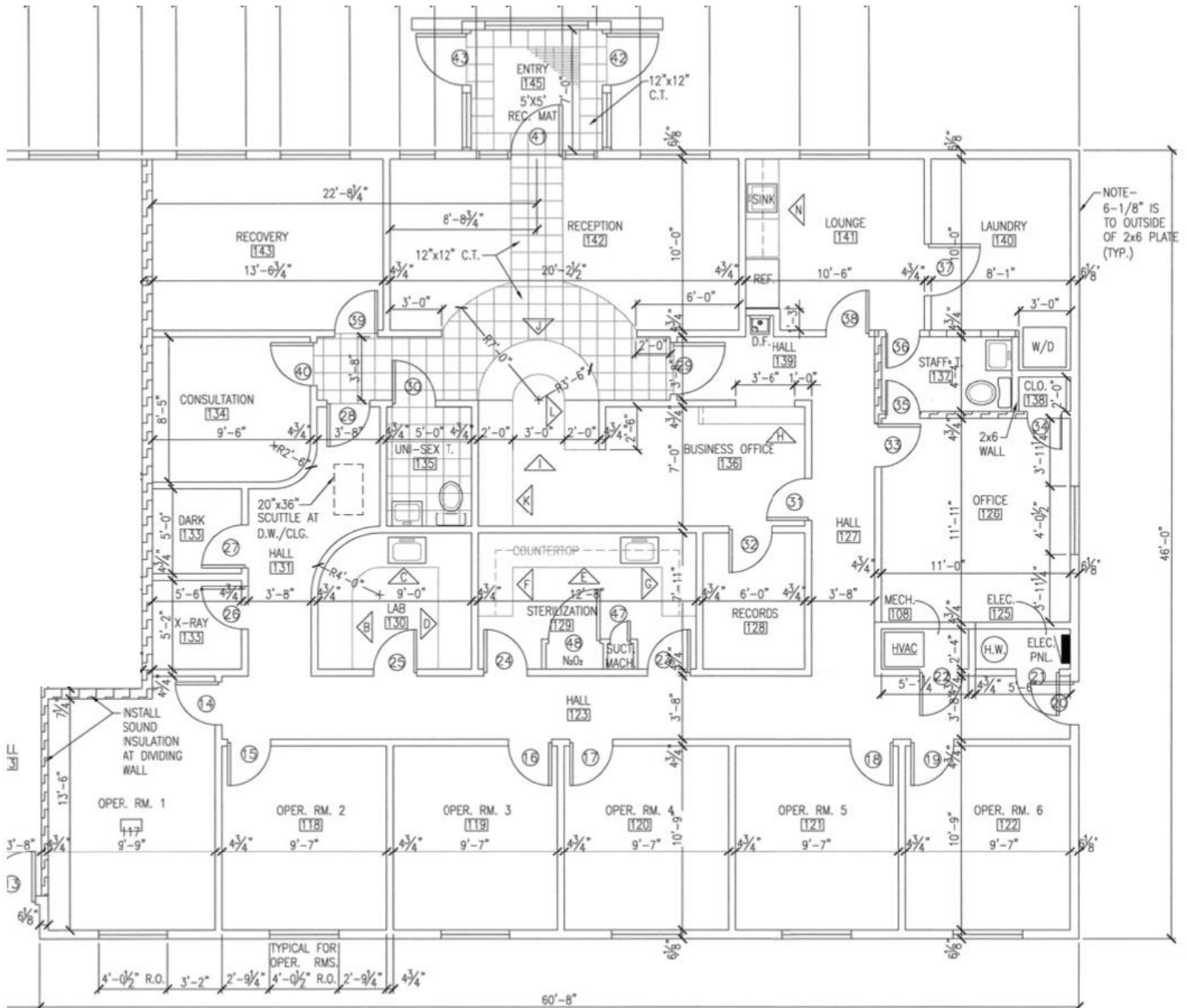
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## FLOOR PLAN



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