



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WINDSOR GALLERIA ENDCAP FOR LEASE

\$20.00 / SF / NNN

FOR LEASE



1103 W. Windsor Road

Champaign, IL 61821

1,760 SF

RETAIL/OFFICE

LEASE PRICE

\$20.00 / SF

LEASE TYPE

NNN

AVAILABLE SPACE

1,760 SF

BUILDING SIZE

22,445 SF

ZONING

CN - Commercial
Neighborhood

TAX PIN

46-20-26-201-020

PARKING

132 Spaces

YEAR BUILT

2003

PROPERTY DESCRIPTION

Windsor Galleria is an upscale 22,445 SF retail center along Windsor Road that was built in 2003. The available suite is located on the east endcap of the building, and totals +/- 1,760 SF. The suite was most recently used as a chiropractors office, and features 4 offices, reception and waiting area, open conference room, x-ray room, restroom, and a storage / utility room. The building is sprinkled, and signage can be installed on the facade of the building, and on the monument sign along Windsor Road.

Estimated NNN expenses for 2023 are \$5.60/SF.

AREA DESCRIPTION

Windsor Galleria is a premier retail shopping development located in southwest Champaign along Windsor Road between Prospect Avenue and Mattis Avenue. The upscale design blends in with the residential feel of the area, and provides for easy access, great exposure and highly visible signage. Neighboring businesses include Heartland Bank, Sun Singer, Commerce Bank and Next Generation School, Pandamonium Donuts, Premier Fitness, and many others.



JOSH MARKIEWICZ

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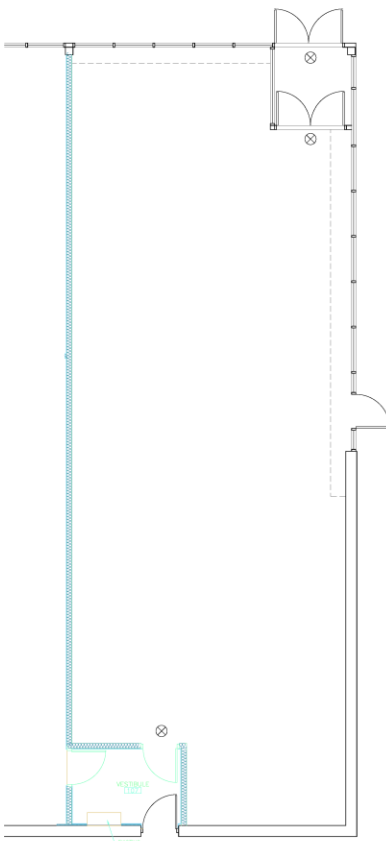
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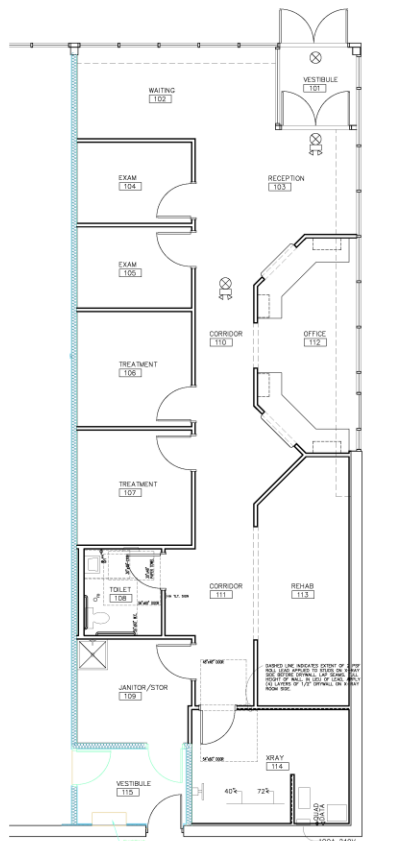
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**FOR
LEASE**

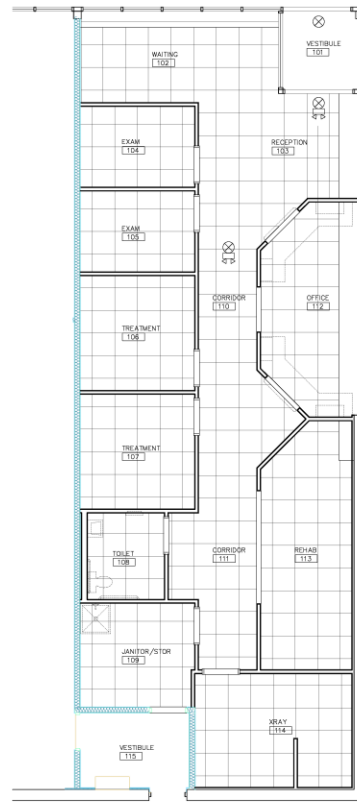
FLOOR PLAN



FLOOR PLAN - EXISTING/DEMOLITION
SCALE: 1/4"=1'-0"



FLOOR PLAN - NEW WORK
SCALE: 1/4"=1'-0"



REFLECTED CEILING PLAN - NEW WORK
SCALE: 1/4"=1'-0"

General Notes		
Seal		
No.	Revision/Issue	Date
Firm Name and Address: JSM Development Services, LLC 505 S. FIFTH STREET CHAMPAIGN, ILLINOIS 61820 (217) 359-5605 (217) 359-5608 FAX		
Project Name and Address: 1103 WINDSOR INTERIOR RENOVATIONS 1103 WINDSOR RD. CHAMPAIGN, IL		
Project: 19-15 Date: 4-19-19 Scale: A2.1	Sheet: A2.1	



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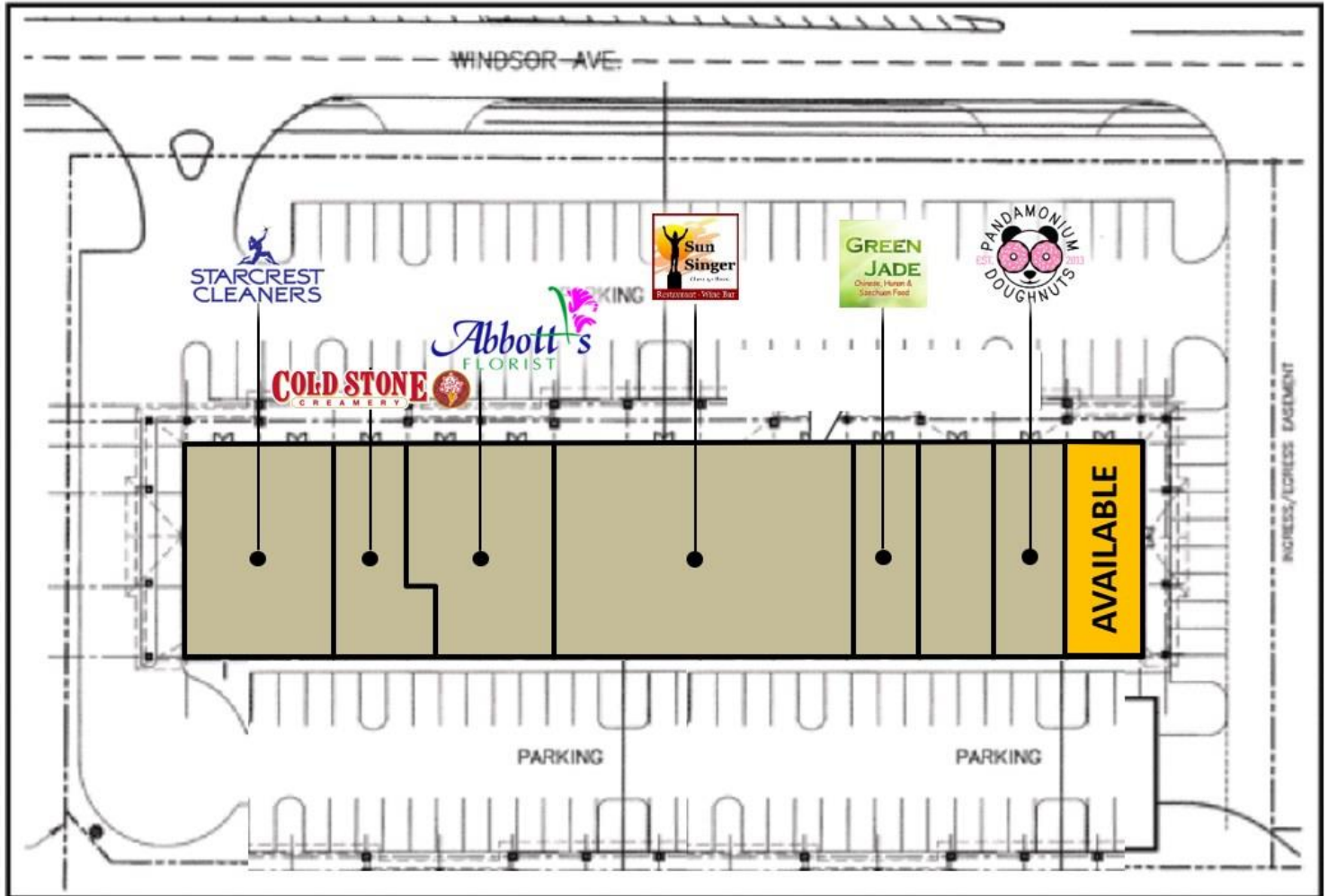
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SITE PLAN



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