



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE SPACE INTERSTATE RESEARCH PARK

\$9.50 / SF / NNN



FOR LEASE

1501 Interstate Drive, Suite B

Champaign, IL 61822

3,950 SF

OFFICE

LEASE PRICE

\$9.50 SF

LEASE TYPE

NNN = \$3.89

TAX PIN

41-14-35-100-073

BUILDING CLASS

B

BUILDING SIZE

15,000 SF

AVAILABLE SPACE

3,950 SF – 4,730 SF

LOT SIZE

2 Acres

CONSTRUCTION TYPE

Brick

PROPERTY DESCRIPTION

This Multi-tenant building offers all the amenities of the professional office. There is plenty of parking on site, several private offices, conference rooms, plenty of storage, has a park like setting on the patio outside, and kitchen cubical areas. There are several restrooms throughout the facility. Office can be reduced to 3,950 SF.

AREA DESCRIPTION

Interstate Research Park is located in Northwest Champaign at the intersection of I-57 and Olympian Drive. From this exit, your company has immediate access to I-57 and is accessible to either I-72 or I-74 within a few miles. Olympian Drive has recently been improved from Mattis Ave. to Market Street, and will eventually be expanded to N. Cunningham Ave. Interstate Drive is now open, connecting Mattis Ave. with N. Prospect Ave., giving the park excellent access to the N. Prospect district and Market Place Mall for shopping and dining.



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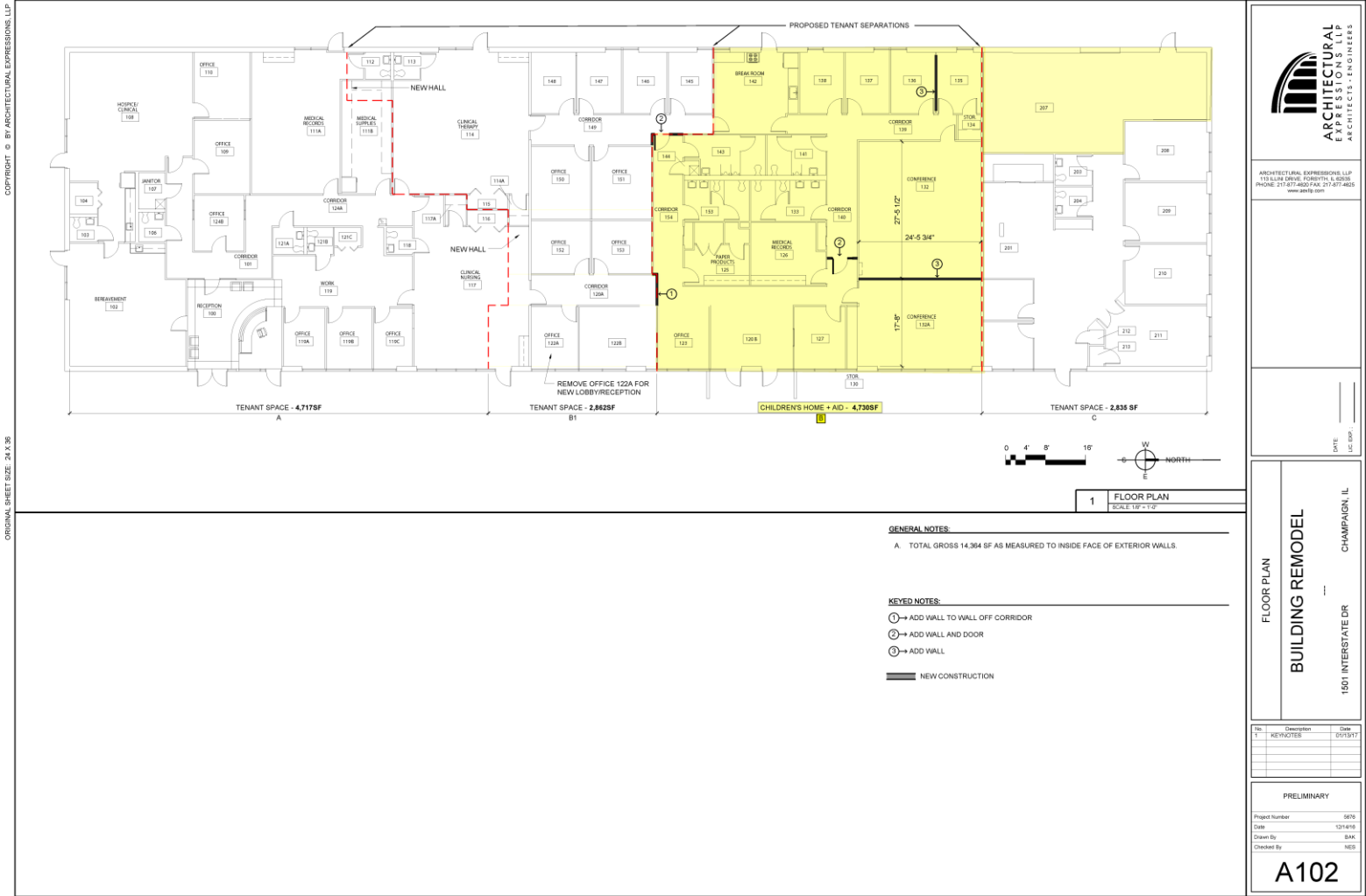
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FLOOR PLAN - 4,730 SF



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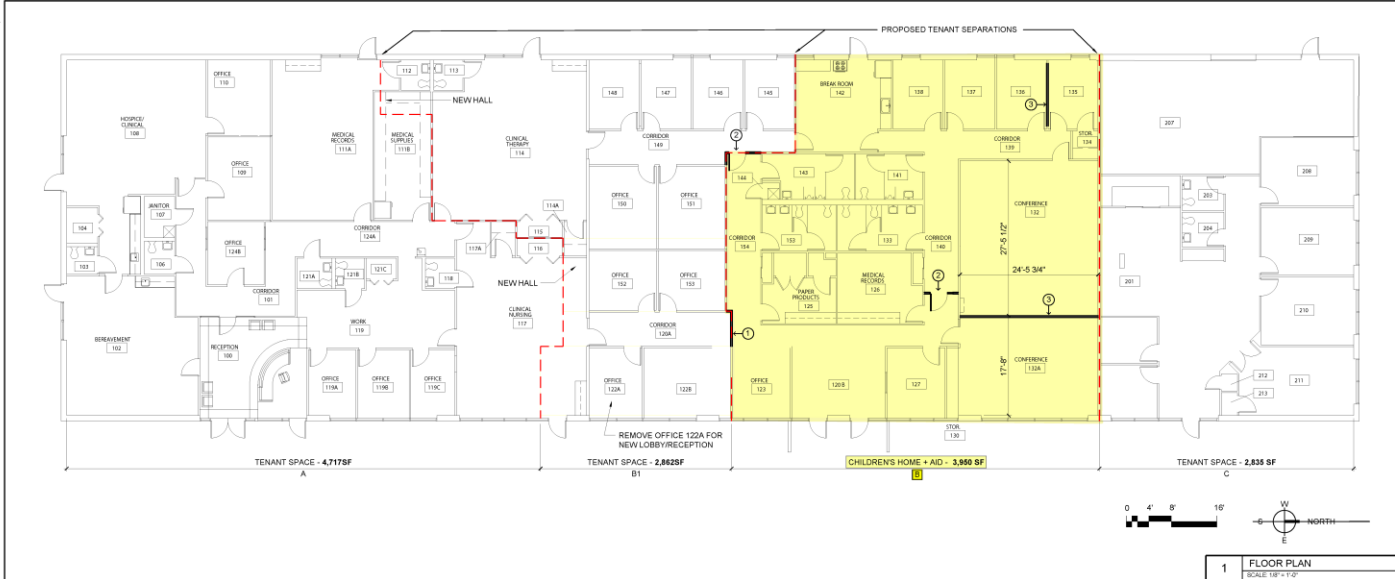
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FLOOR PLAN – 3,950 SF

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ORIGINAL SHEET SIZE: 24 X 36



GENERAL NOTES

A. TOTAL GROSS 14,364 SF AS MEASURED TO INSIDE FACE OF EXTERIOR WALLS.

KEYED NOTES:

- ① → ADD WALL TO WALL OFF CORRIDOR
- ② → ADD WALL AND DOOR
- ③ → ADD WALL

■ NEW CONSTRUCTION



ARCHITECTURAL EXPRESSIONS, LLP
115 LEXINGTON AVENUE, 10TH FLOOR
NEW YORK, NY 10017
PHONE: 212.677.4600 FAX: 212.677.4605
www.ae.com

DATE: _____
LOC. EXP.: _____

FLOOR PLAN
BUILDING REMODEL
1501 INTERSTATE DR
CHAMPAIGN, IL

No.	Description	Date
1	KEYNOTES	01/13/17

PRELIMINARY
Project Number: 1501
Date: 1/13/17
Drawn By: BAK
Checked By: HES

A102



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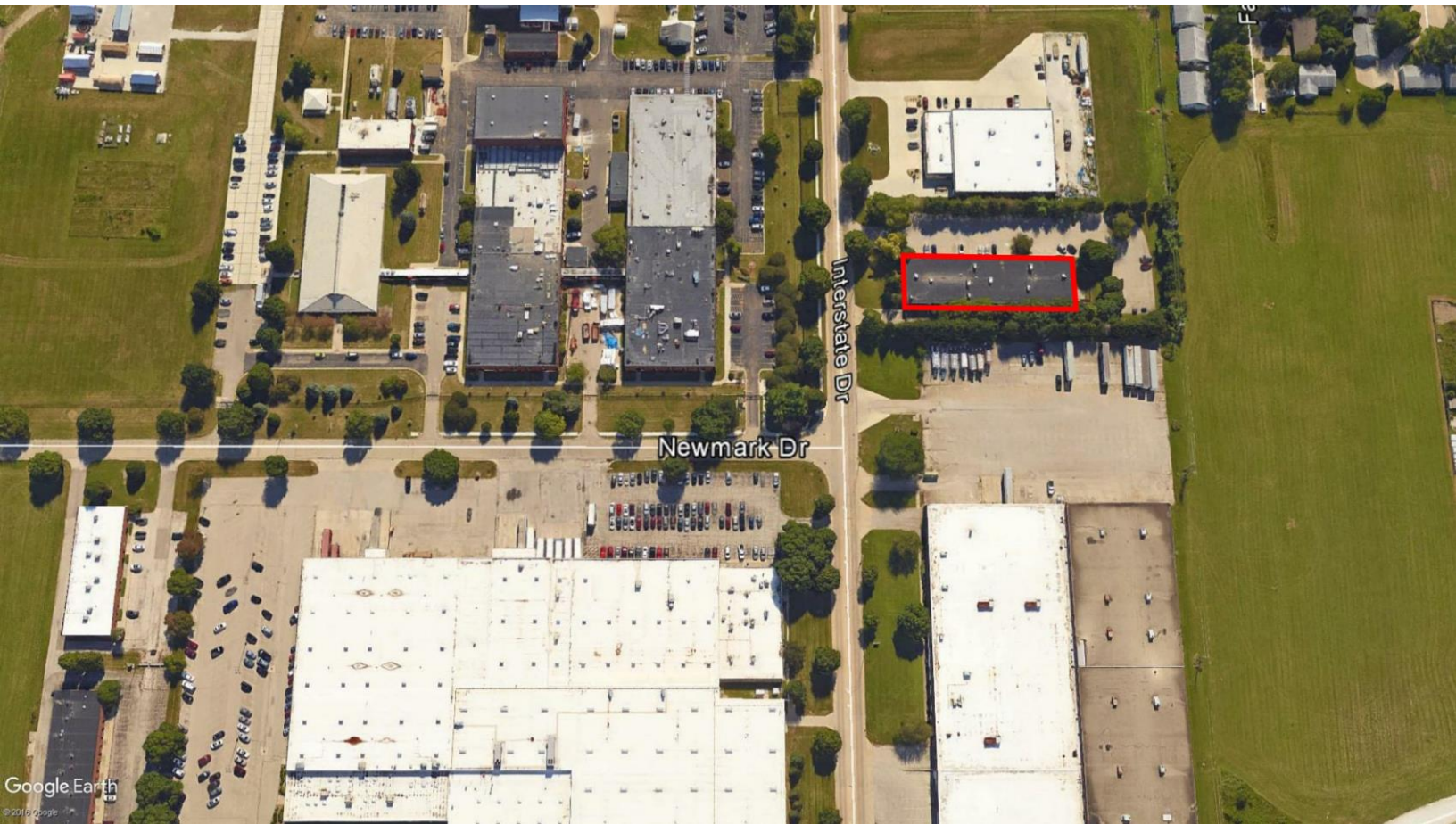
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AERIAL



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