



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE FOR SALE

\$1,450,000.00

FOR SALE



2710 Boulder Drive

Urbana, IL 61802

1.56 AC

OFFICE

SALE PRICE

\$1,450,000.00

LOT SIZE

1.56 Acres

ZONING

B-3 General Business

YEAR BUILT

2005

TAX PIN

93-21-28-225-003

CLASS

A

PROPERTY DESCRIPTION

This class A office building for sale was constructed in 2005, originally designed for multi-tenant use. The subject property was then remodeled in 2006 by a single-user owner occupant to feature two kitchenettes, ADA restrooms, private offices and conference rooms. The property has been well-maintained with no significant necessary repairs identified.

Leaseback Option Summary: Interested buyers will have the option to leaseback ~3,312 square feet of space, per the "Scheme 2" floor plan. Seller would pay to divide the space and separate utilities (except water). 5-year term at a lease rate of \$15.00 per square foot triple net.

AREA DESCRIPTION

Stone Creek Commons and the Pines Shopping Center is an office/retail park in South East Urbana located off Windsor Rd. & Philo Rd. The subject property is situated within Stone Creek Commons and features two ponds, walking trails, mature trees, and landscaping beds. The office park is adjacent to The Pines retail center, home to high traffic businesses such as Casa Del Mar, Monical's Pizza and Subway.



RICHARD HARRINGTON

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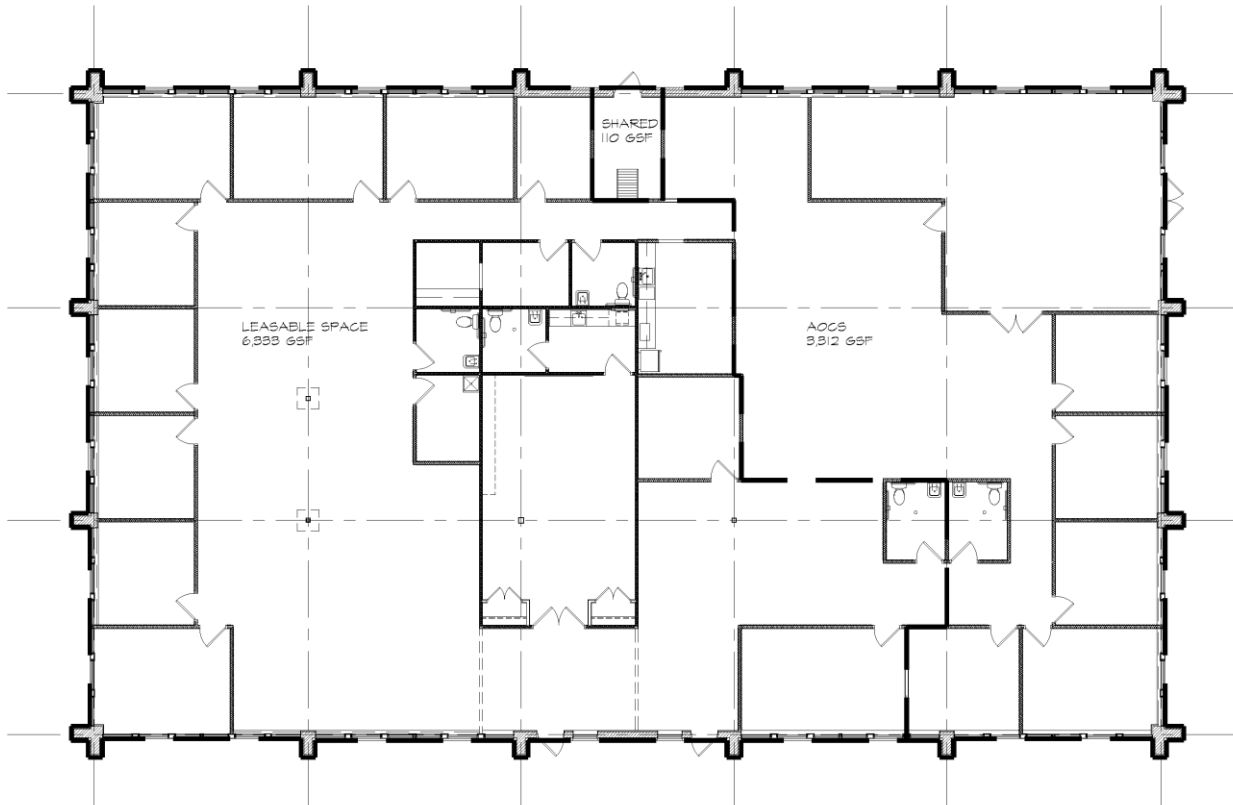
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SCHEME 2



FLOOR PLAN DEMISING/ OPTION 2
SCALE: 3/32" = 1'-0"

AOC6
2710 S. BOULDER DR, URBANA
SMITH/BURGETT ARCHITECTS, INC.
11.10.22



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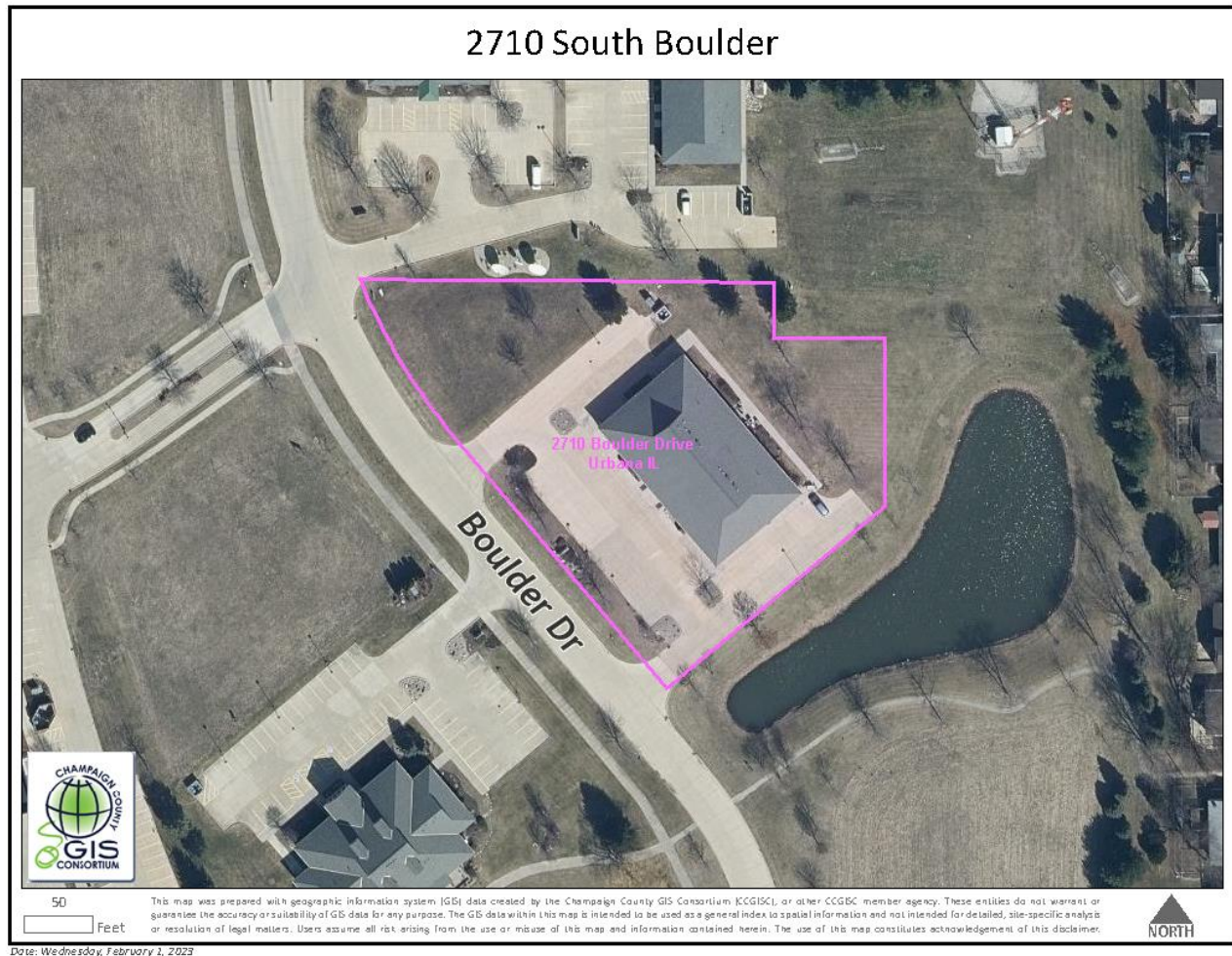
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GIS AERIAL



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