

Pinehurst Commons



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**3362 Big Pine Trail, Suite C
Champaign, IL 61822**

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CHAMPAIGN, IL | 217.352.7712**

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PROPERTY OVERVIEW

Pinehurst Commons is an exquisite Class A office park that consisting of 30,384 SF of office space that was built between 2007 – 2009 & 2016 – 2020 with the newest building being completed in late 2020.

3362 Big Pine Trail Suite C is now available. This 1,200 SF office consists of 2 private offices, large conference room, kitchenette, restroom, file room, and reception.

For the full layouts, see floor plan. CAM at this office property includes mowing, snow removal, HVAC PM, Mgmt fee, domestic water, sanitary sewer & SWUF.

Pinehurst Commons is an office park that includes a 4 acre pond, walking trails, and extensive landscaping featuring numerous pine trees. The resulting park-like setting offers an eye-pleasing location for professional offices. Located on the north edge of Champaign, off Prospect Avenue and Olympian Drive on Boardwalk Drive, Pinehurst Commons is easily accessible for you and your clients. Located in North Champaign less than 1 mile from I-57 (connects with I-74 & I-72) allows for easy access for clients and staff from afar and the Champaign - Urbana area. The proximity of Pinehurst Commons to Champaign County's major shopping district and restaurants makes it an ideal location for office use. Neighboring businesses include Audibel, Insight Therapy, American Society Animal Science, ROE 9, SST Software, Farm Business Farm Management, FC Stone, and GDM Seed.

PROPERTY INFORMATION

Address	3362 Big Pine Trail, Suite C Champaign, IL 61822
Lease Price	\$15.00/SF NNN
Available Space	1,200 SF
Building Size	4,800 SF
Zoning	CO – Commercial Office
Estimated NNN	\$6.80/SF

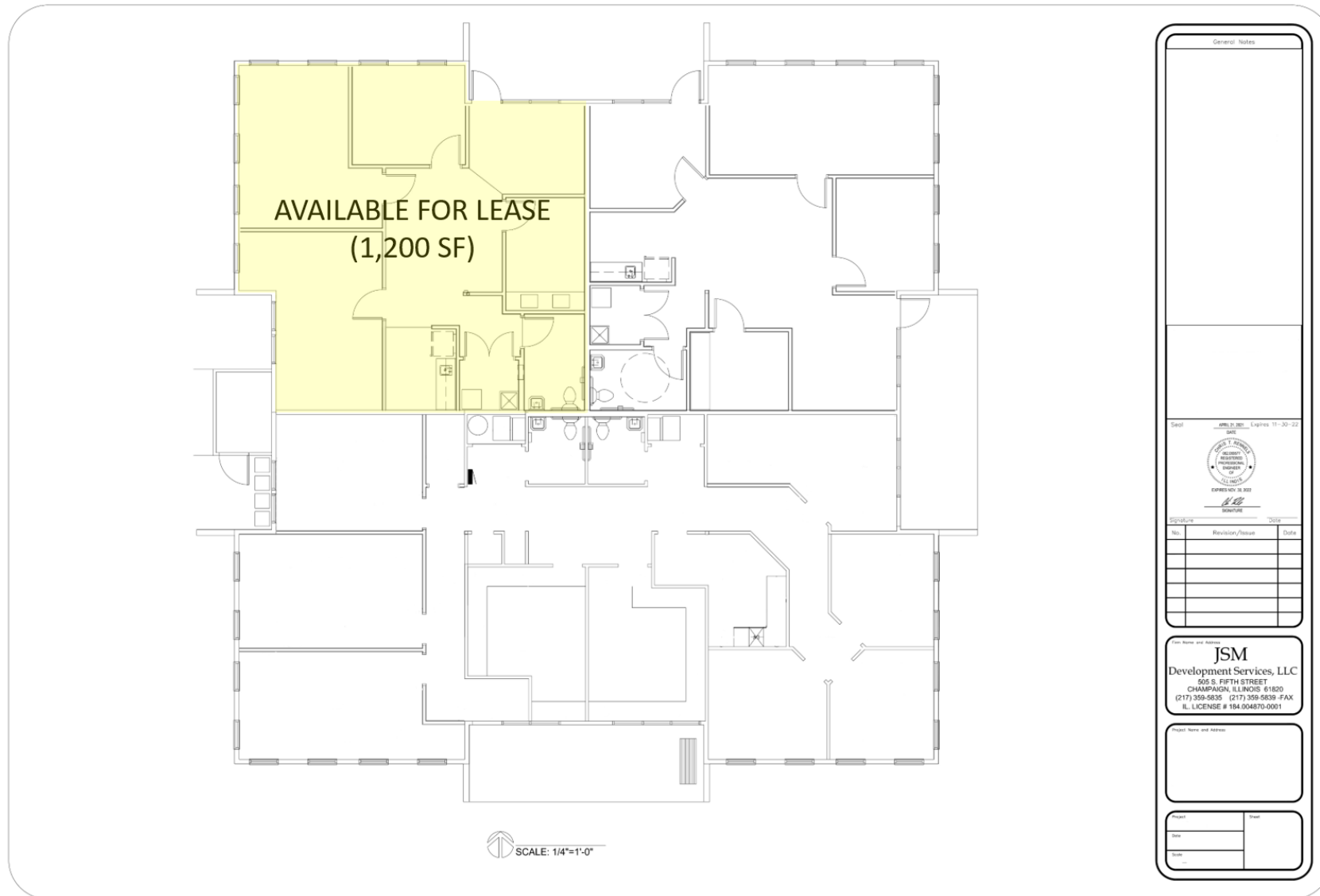


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FLOOR PLAN



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OFFERING HIGHLIGHTS

- Move-In Ready Professional Layout
- Premier North Champaign Office
- Easy Access to I-57, I-74 & I-72
- Scenic Campus with Pond & Walking Trails