

Class A Office For Lease



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Class A Office Building For Lease

2215 Fox Dr.
Champaign, IL 61820

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor, Champaign, IL 61820
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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this Class A Office building located at 2215 Fox Dr. This 24,954 SF corporate office building features 40 Private offices along the perimeter, 3 large perimeter conference rooms, 1 large conference room, 2 banks of restrooms (updated in 2020), large kitchen (updated in 2021), large Server room, and many other storage, mail, and janitorial closets.

Ownership is willing to demise the building as small as 5,400 SF bays (See Potential Floor Plans). If demised, each suite would have shared kitchen and restroom and individual entrances.

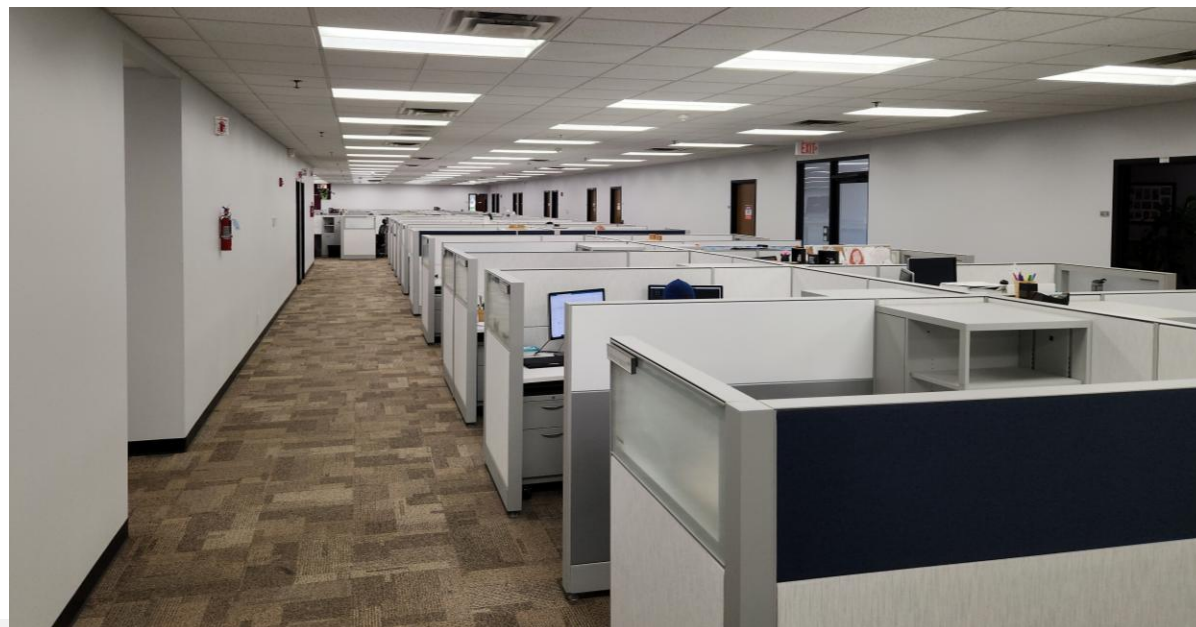
The building features 1200 Amp 480V service, wet sprinkler system, and the space looks gently used. There are 95 parking spots adjacent and around the building. The building is adjacent to Mattis Park with beautiful views, ponds, and walking paths.

The property is located in Corporate Center, which is an upscale office park that runs along Fox Drive from St. Mary's Road (North) to Windsor Avenue (South). It is centrally located in south Champaign with close proximity to the University of Illinois, Research Park and Carriage Center Shopping along Neil Street (21,000 vehicles/day). Corporate Center is home to several large employers including Jimmy Johns, Amdocs, and several University of Illinois departments. Restaurants and retail shopping within close proximity.

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PROPERTY INFORMATION

ADDRESS	2215 Fox Drive, Champaign IL
LEASE PRICE	\$11 - \$13.00/SF NNN
TAX PIN	45-20-24-326-020
AVAILABLE SPACE	5,395 - 24,954 SF
BUILDING SIZE	24,954 SF
ZONING	CO-Commercial Office
YEAR BUILT	1998
NNN Est.	\$5.79/SF - 2025



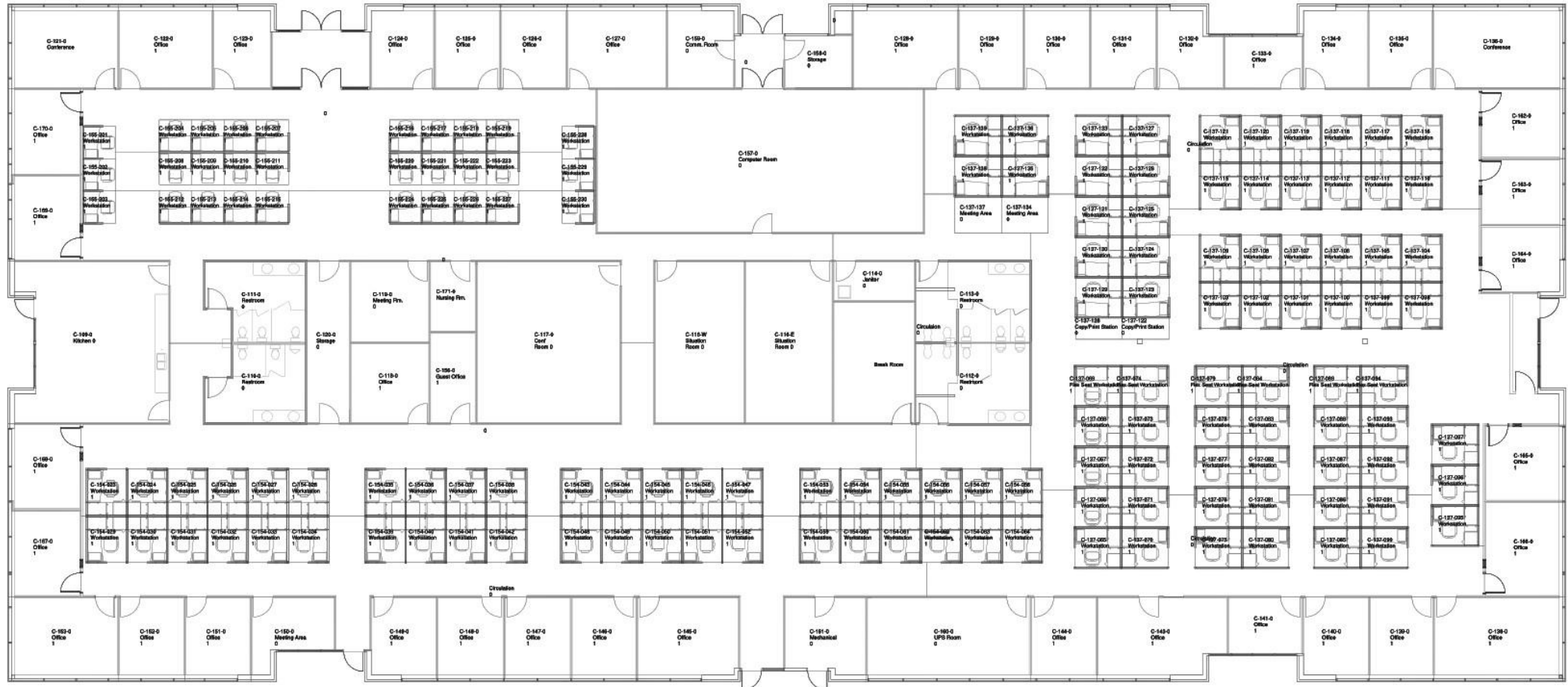
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FLOOR PLAN - CURRENT

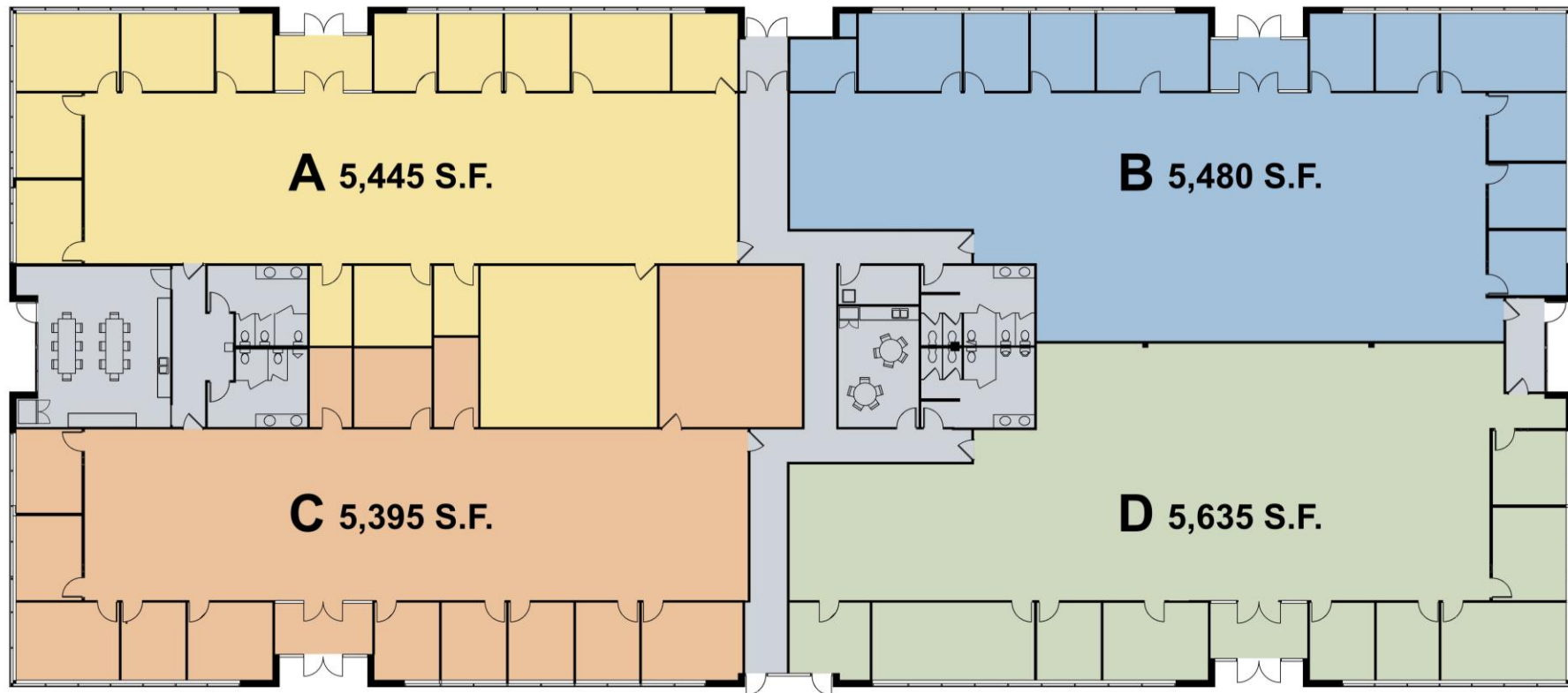


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FLOOR PLAN- POTENTIAL DEMISE

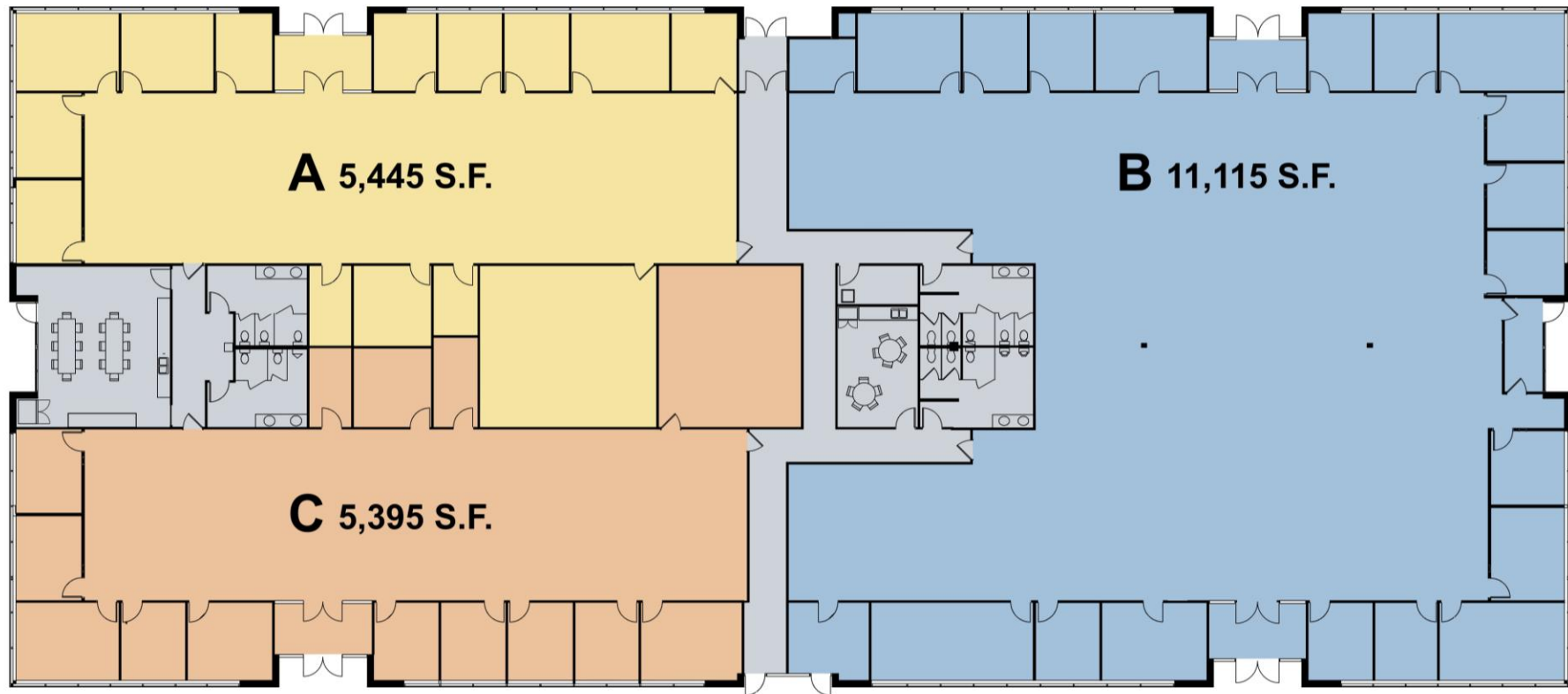


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FLOOR PLAN- POTENTIAL DEMISE

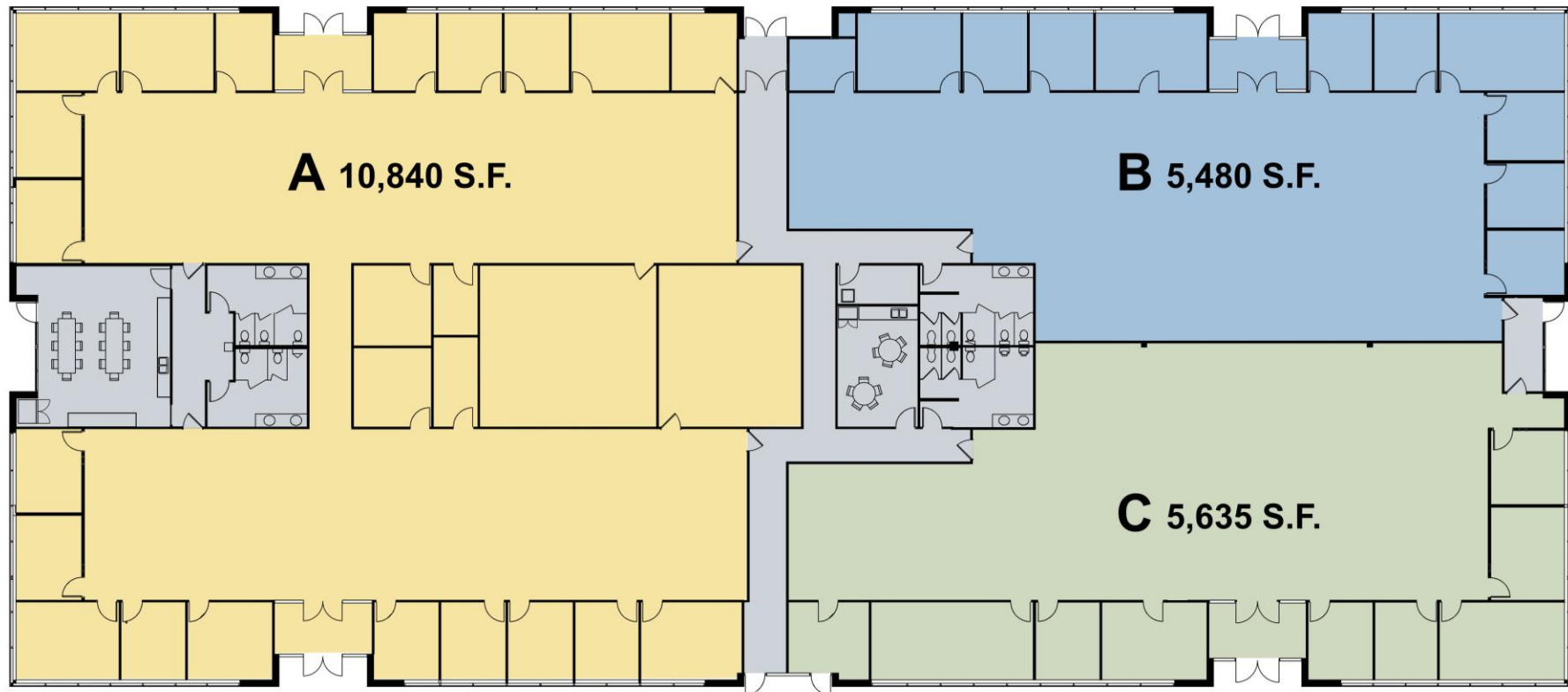


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FLOOR PLAN- POTENTIAL DEMISE

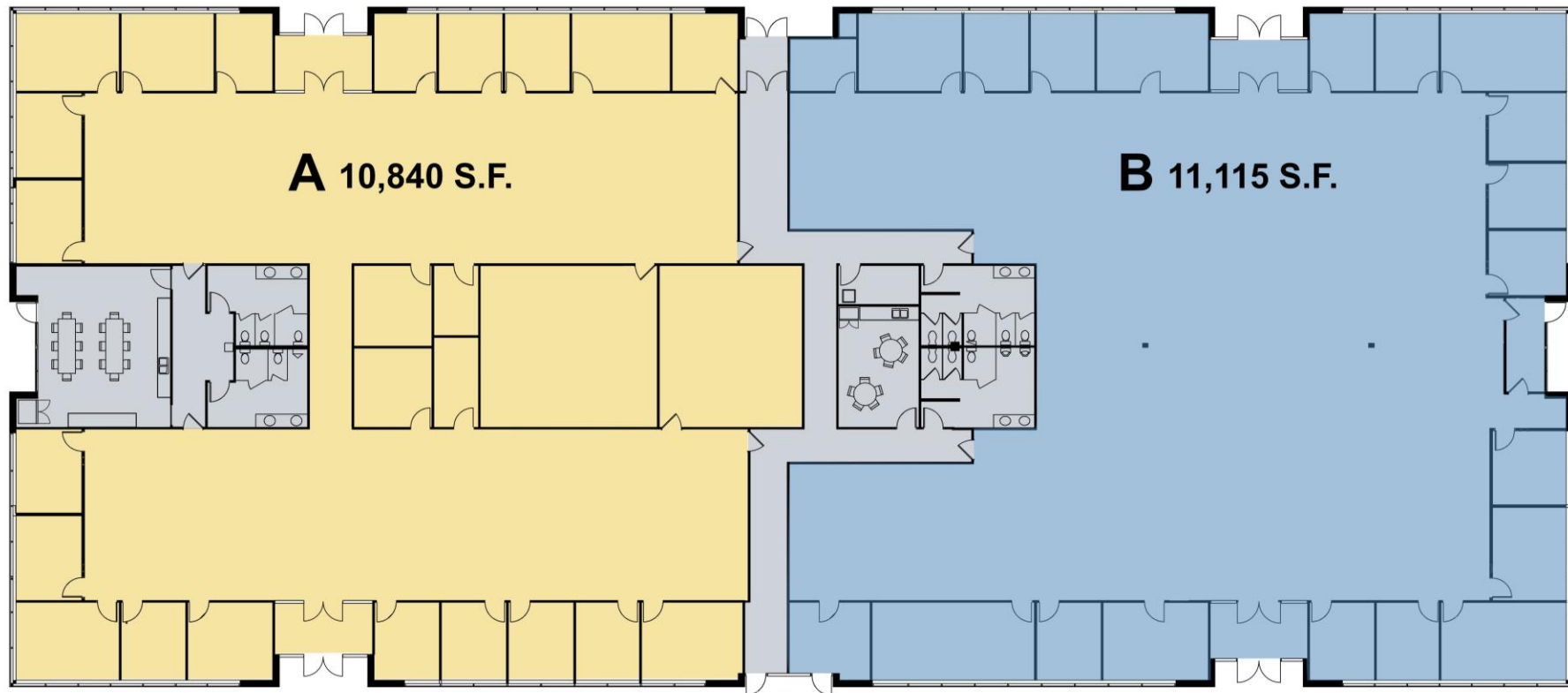


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FLOOR PLAN- POTENTIAL DEMISE



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Attractive Building
- Many Recent Updates
- Well Maintained
- Centrally Located to Amenities