

Class A Office For Lease



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



2215 Fox Dr.
Champaign, IL 61820

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer for lease this Class A office building located at 2215 Fox Drive in Champaign's prestigious Corporate Center office park. Offering up to 24,954 SF, the property provides an exceptional opportunity for corporate users seeking a move-in ready headquarters or tenants requiring flexible office configurations from approximately 5,400 SF to the full building.

Originally designed for a large corporate user, the building features an efficient floor plan with approximately 40 private perimeter offices, multiple conference rooms, expansive open work areas, updated restrooms (2020), a renovated employee breakroom and kitchen (2021), dedicated server room, mail room, storage areas, and supporting building infrastructure. The existing layout minimizes tenant improvement costs while providing flexibility for a wide variety of office users including corporate headquarters, professional services, technology, healthcare administration, government agencies, and educational organizations.

Ownership is willing to demise the building into multiple suites beginning at approximately 5,400 SF. Shared common amenities, including restrooms and the employee kitchen, allow tenants to efficiently lease only the space they require while maintaining access to Class A common facilities. Several conceptual floor plans have been prepared illustrating a variety of leasing configurations.

The property is well-equipped with 1,200-amp, 480-volt electrical service, a wet sprinkler system, and approximately 95 on-site parking spaces. The building has been exceptionally maintained and presents in move-in ready condition, allowing many users to occupy the space with minimal capital investment.

Situated adjacent to Mattis Park, employees benefit from attractive park views, walking trails, ponds, and abundant green space while remaining just minutes from the University of Illinois, Research Park, Interstate access, and the extensive retail and restaurant amenities along Neil Street. Corporate Center is home to numerous established employers including Amdocs, Jimmy John's, and multiple University of Illinois departments, making this one of Champaign's premier office locations.

PROPERTY INFORMATION

Address	2215 Fox Drive Champaign, IL 61820
Lease Price	\$11 - \$13.00/SF NNN
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



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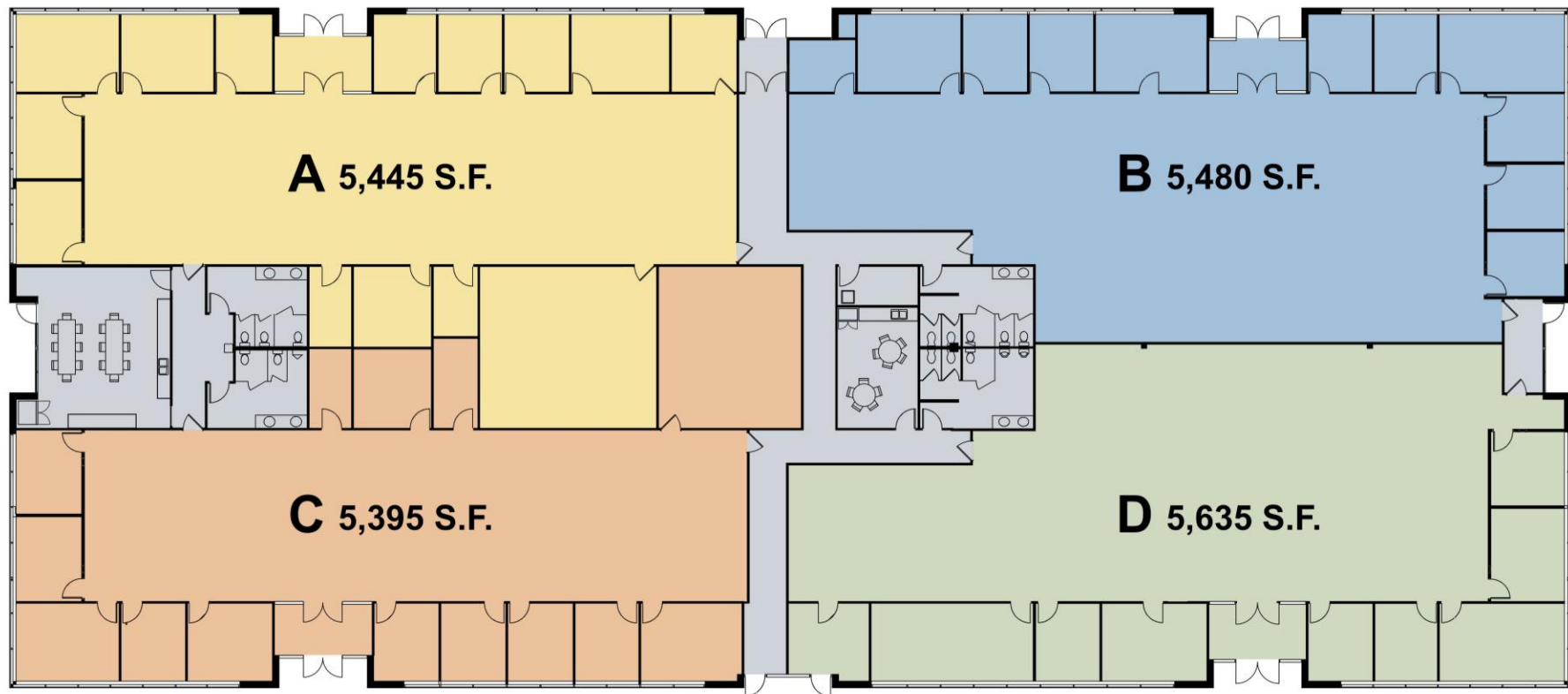
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FLOOR PLAN – POTENTIAL DEMISE



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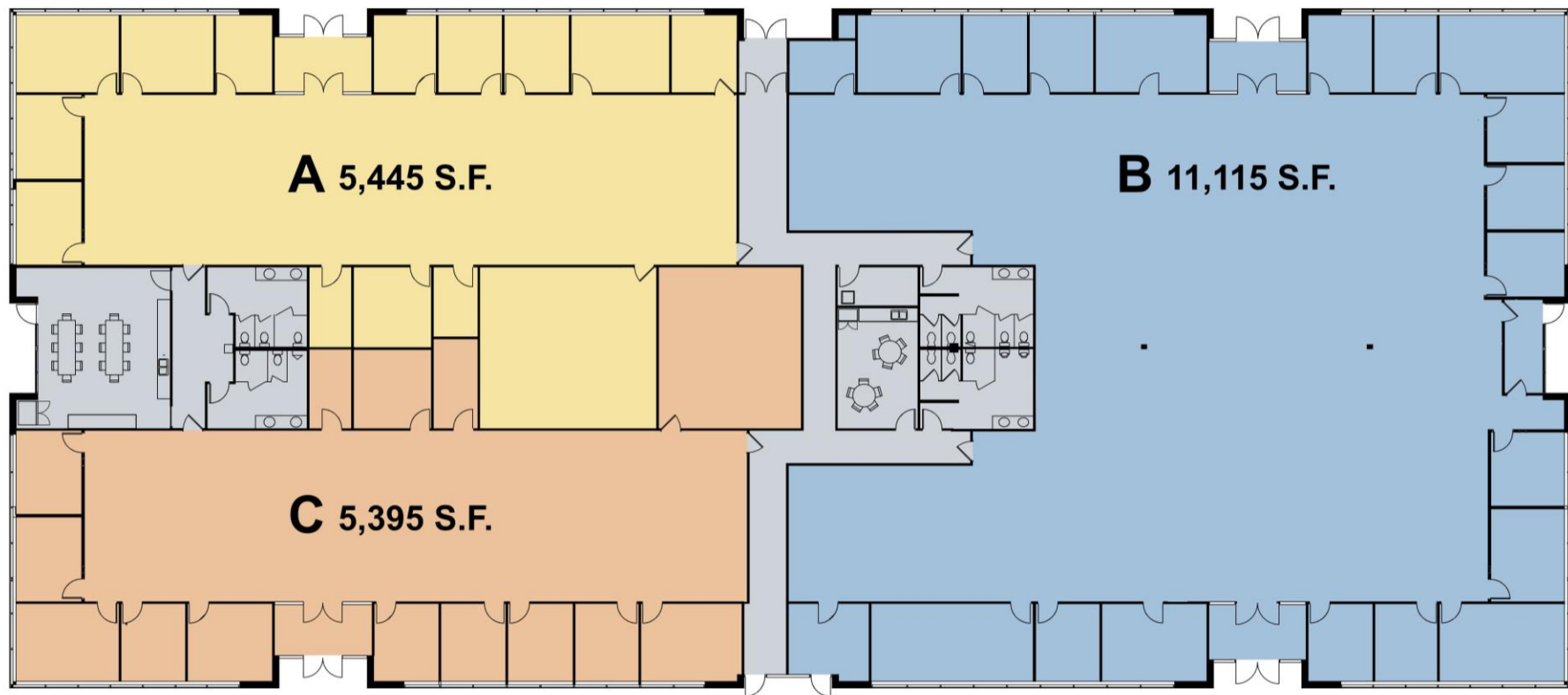
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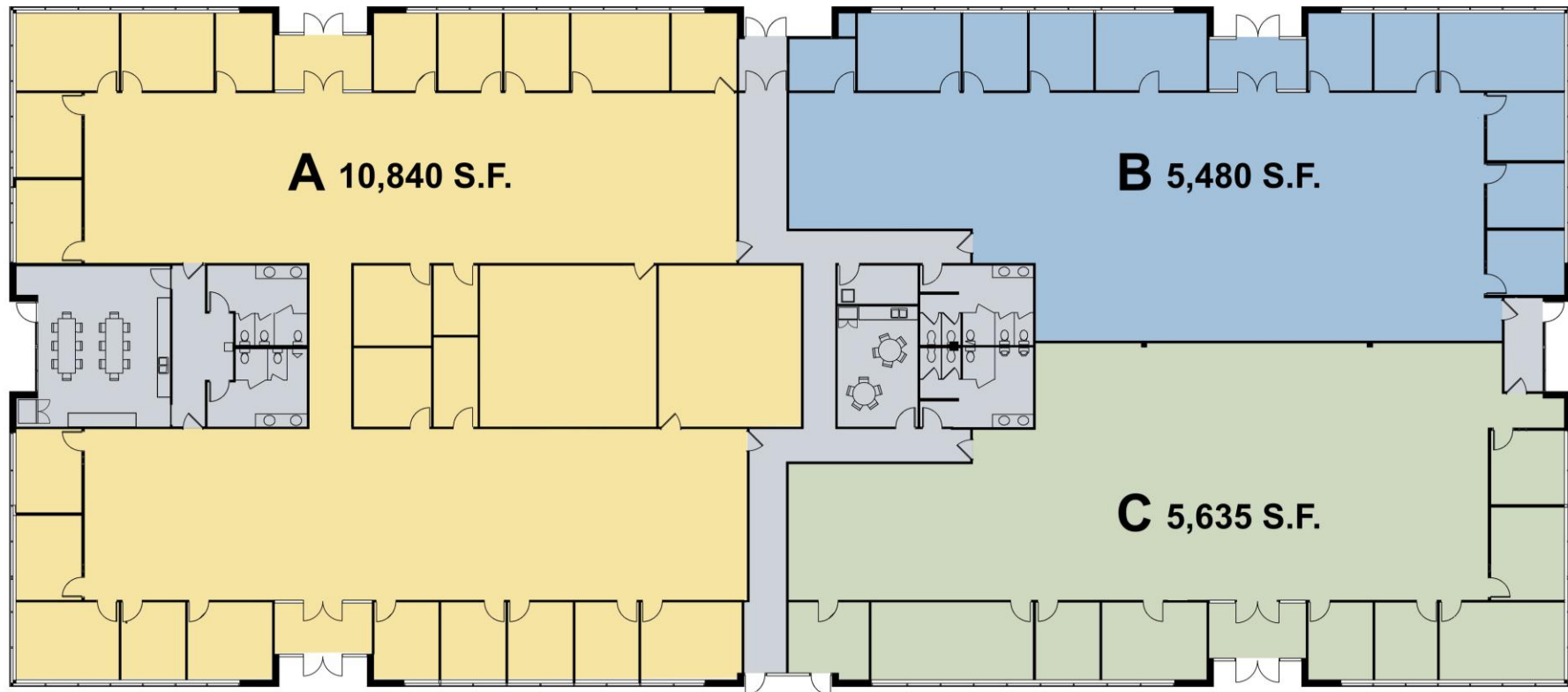
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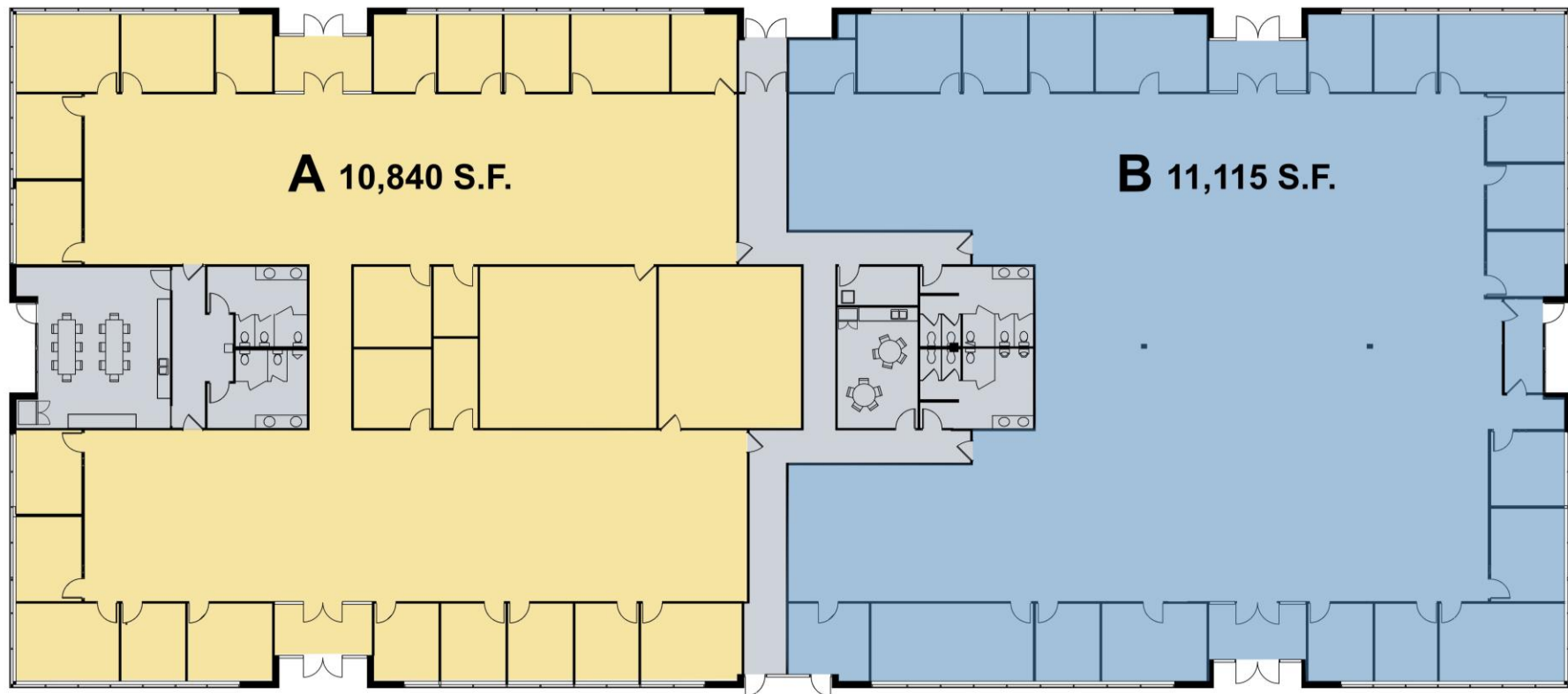
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AERIAL



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OFFERING HIGHLIGHTS

- Class A Corporate Office Building
- Suites Available from 5,400 SF to 24,954 SF
- Flexible Multi-Tenant Demise Options
- Adjacent to Mattis Park Walking Trails
- Minutes from Research Park & UIUC
- Excellent South Champaign Location