



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Sunnycrest Retail/Office Center

Lease Price: \$12.50-\$14.50 /SF Mod. Gross



**FOR LEASE**

## 1717 Philo Rd.,

Urbana, IL 61802

|                     |               |               |
|---------------------|---------------|---------------|
| <b>230-1,900 SF</b> | <b>OFFICE</b> | <b>RETAIL</b> |
|---------------------|---------------|---------------|

**LEASE PRICE**      **BUILDING SIZE**  
\$12.50-\$14.50 /  
SF Mod. Gross      80,000 SF

**AVAILABLE SPACE**      **BUILT/REMODELED**  
230-1,900 SF      1969/1999

**TAX PIN**      **ZONING**  
93-21-21-126-047      B-3 General Business

**PARKING**      **TENANCY**  
237 Spaces      Multiple

### PROPERTY DESCRIPTION

Sunnycrest Center has both office and retail space available for lease currently ranging from as small as 230 SF up to 1,900 SF. Ample parking is available, ensuring hassle-free visits for your clients. Pricing is flexible from \$12.50 – \$14.50/SF depending on the suite. Tenant improvement assistance is available for qualified applicants. Lease options are modified gross leases. Utilities (gas/electricity/water) are billed back to the tenant at the proportionate share of the suite. The building does offer fiber for internet connectivity.

### AREA DESCRIPTION

Subject property is located in the Sunnycrest Center, and one of Urbana’s main arterial streets at the southwest corner of Philo and Florida. The Center is situated 5 minutes away from the University of Illinois campus. The Center is located around major retailers such as McDonald’s, Papa John’s Pizza, Planet Fitness, Walgreen’s, Burger King, Caring Hands Animal Hospital, T-Mobile and CVS Pharmacy. Several residential subdivisions and apartment communities surround the Philo Road Business District. The Sunnycrest Center is home to Bradley Learning Center, State Universities Civil Service System, PACE, Champaign County Auctions & Estates, and various other retailers and professional services.



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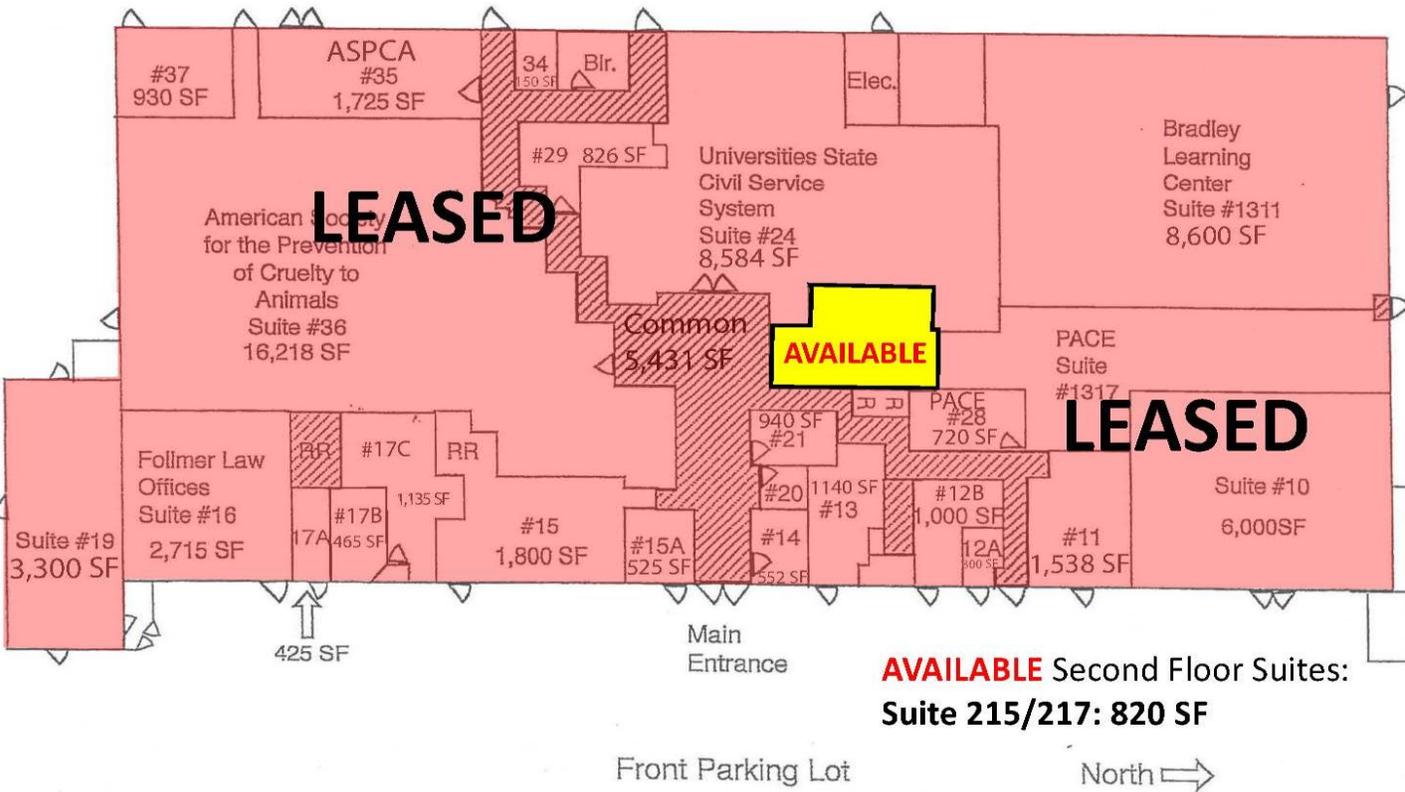
**FOR LEASE**

## Site Plan

### Sunnycrest Center

As of Sept. 15, 2016

Back Parking Lot



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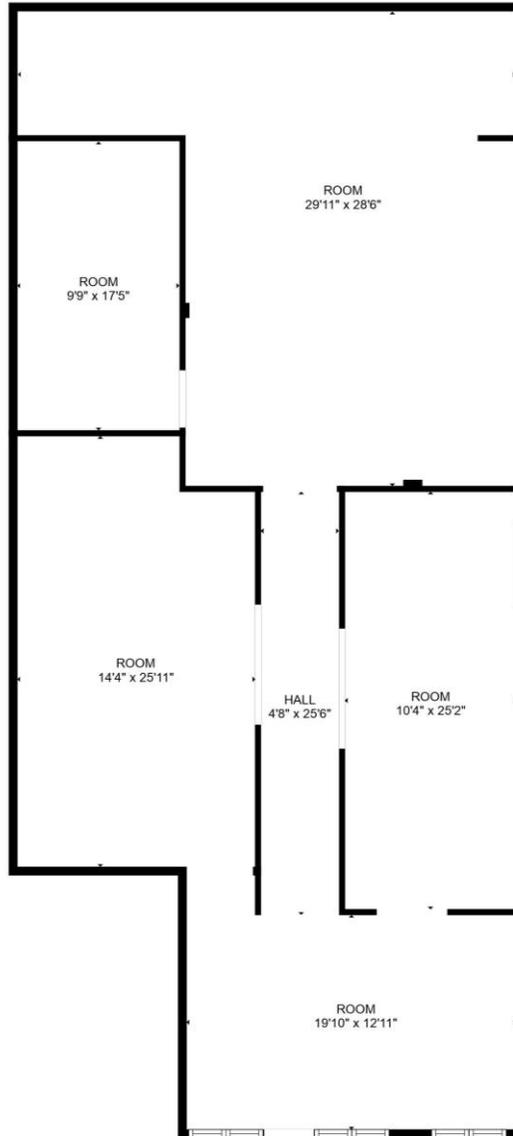
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## Floor Plan – Ste. 12



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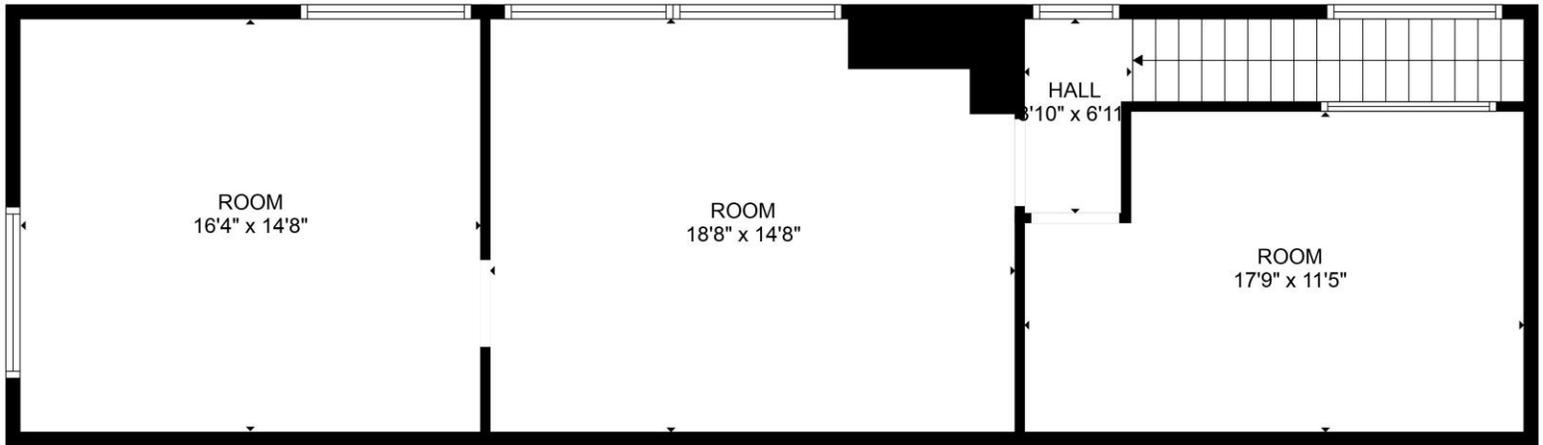
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## Floor Plan – Ste. 215-217



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## AERIAL



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