



**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

230-1,900 SF

OFFICE

RETAIL

LEASE PRICE

\$12.50-\$14.50 /
SF Mod. Gross

BUILDING SIZE

80,000 SF

AVAILABLE SPACE

230-1,900 SF

BUILT/REMODELED

1969/1999

TAX PIN

93-21-21-126-047

ZONING

B-3 General Business

PARKING

237 Spaces

TENANCY

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, Burger King, Caring Hands Animal Hospital and T-Mobile. 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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201 W Springfield Ave. 11th Floor
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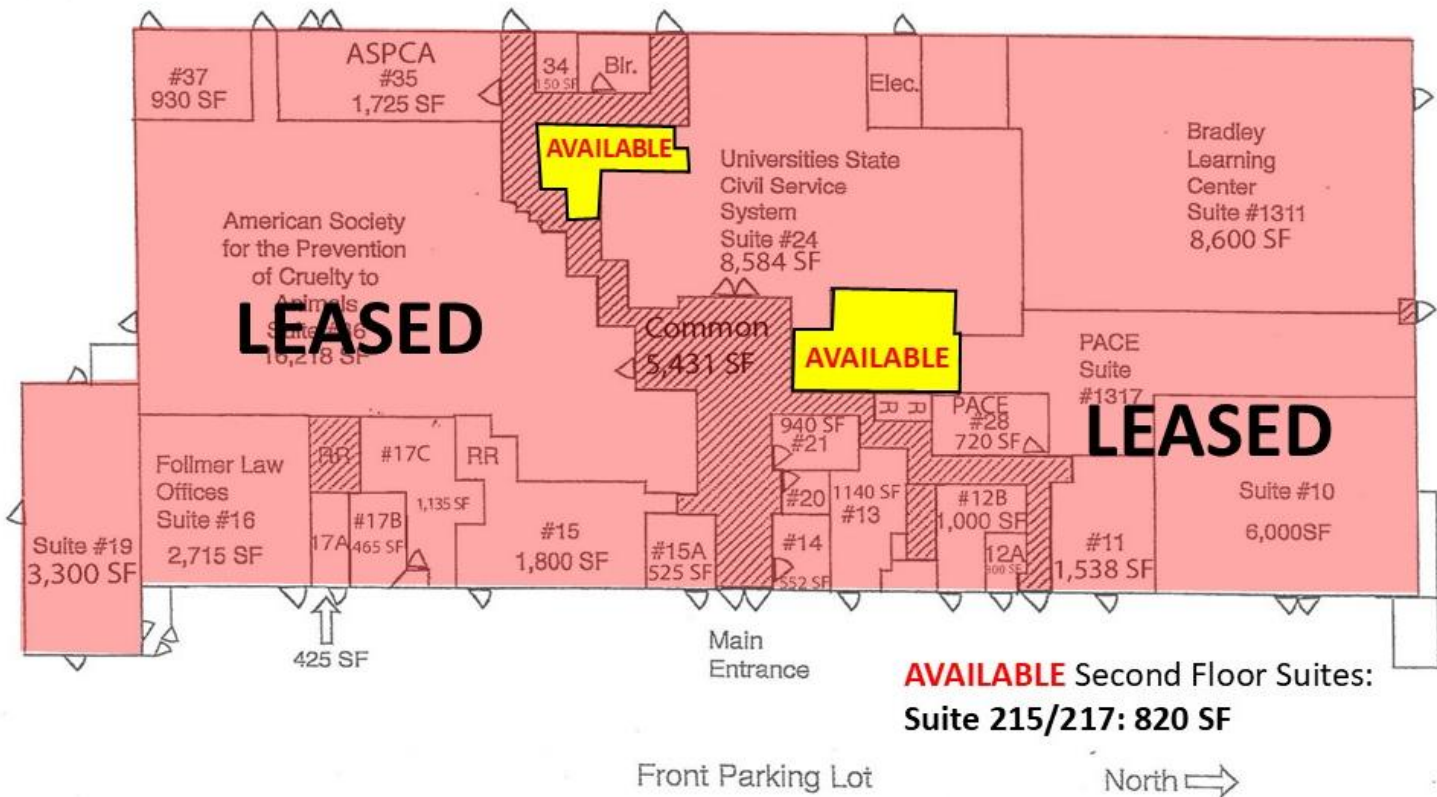
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Site Plan

Sunnycrest Center

As of Sept. 15, 2016

Back Parking Lot



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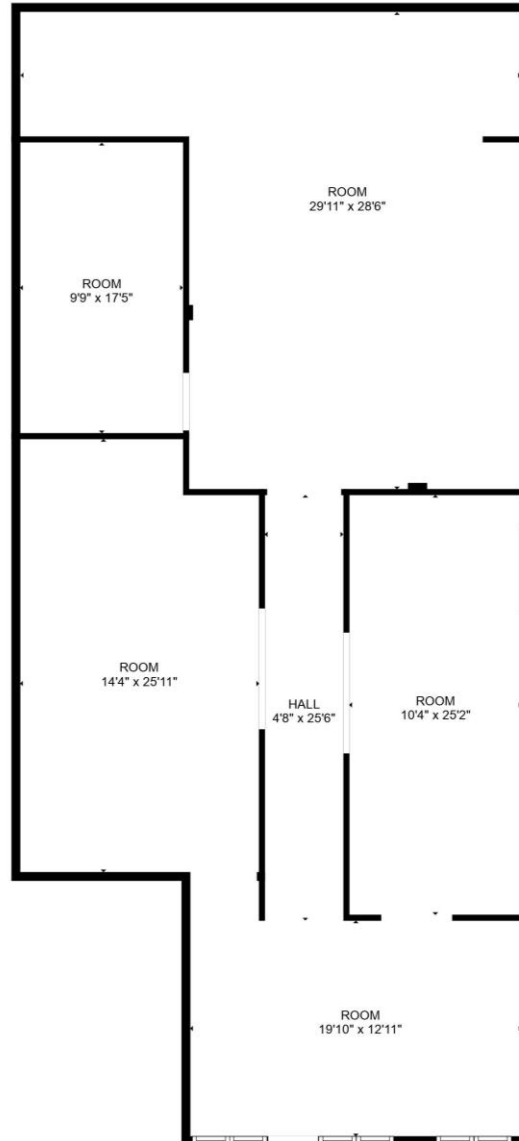
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Floor Plan – Ste. 12



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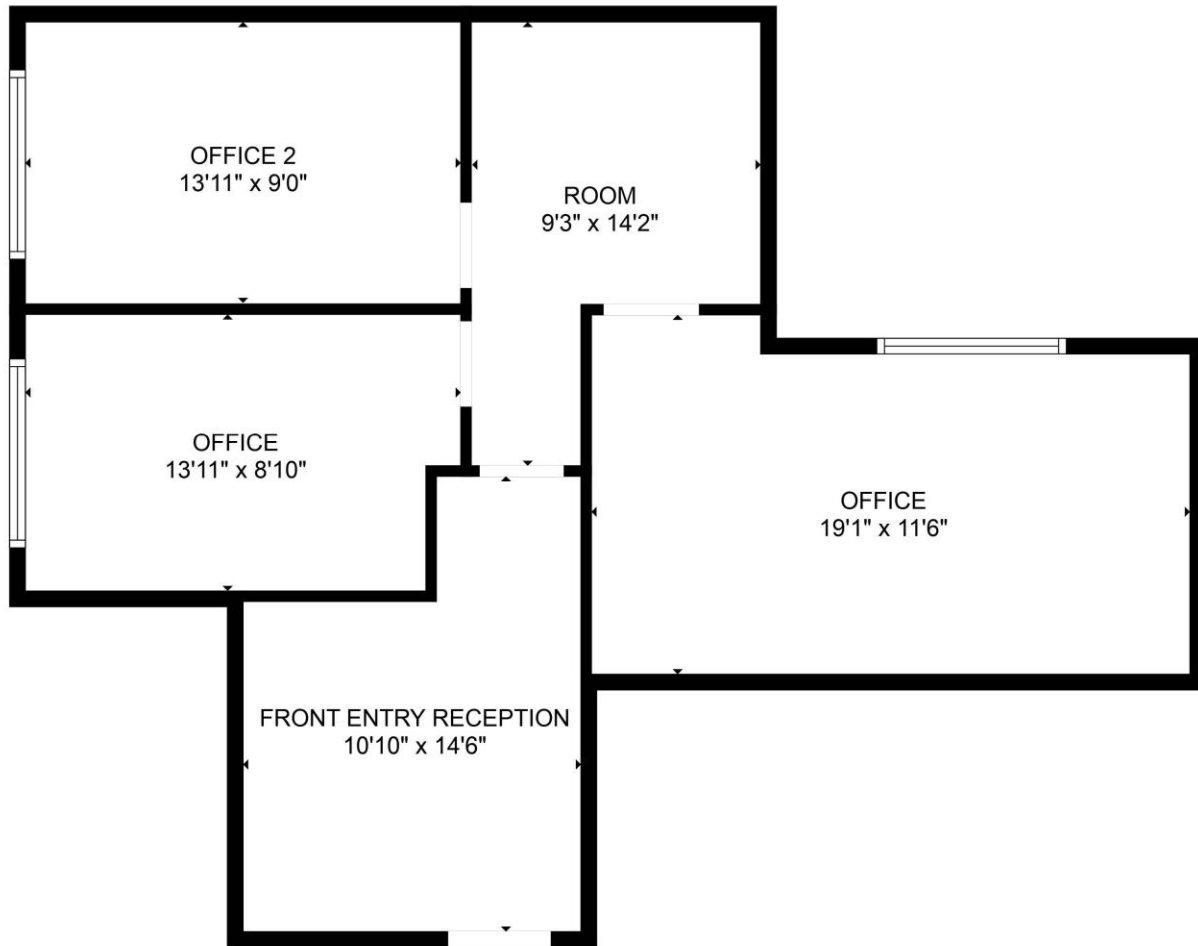
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Floor Plan – Ste. 29



GROSS INTERNAL AREA
FLOOR 1: 700 sq. ft
TOTAL: 700 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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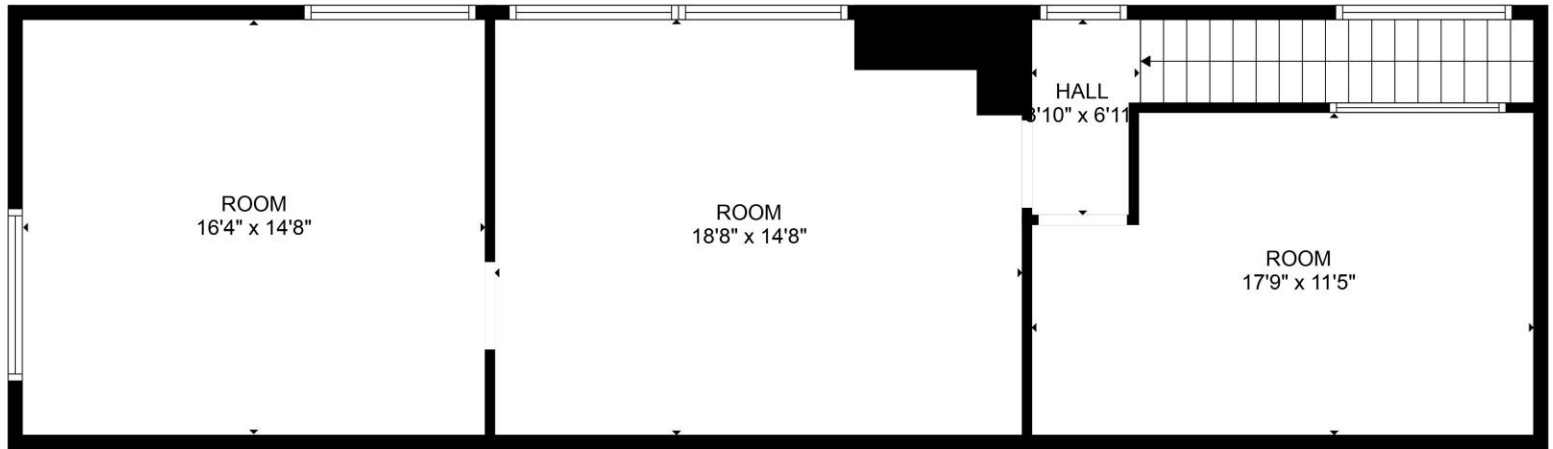
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Floor Plan – Ste. 215-217



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FOR LEASE

AERIAL



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