

# CLASS A OFFICE SPACE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



**2918 Crossing Ct.  
Champaign, IL 61822**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**  
**CHAMPAIGN, IL | 217.352.7712**



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## PROPERTY OVERVIEW

Coldwell Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this Class A office property. Robeson Crossing is a Class A office park located on the Northeast & Northwest corners of Windsor Rd & Duncan Rd in west Champaign. 2918 Crossing Ct is a 15,000 SF office building constructed in 2008 and consists of six (6) office suites.

2918 Crossing Ct., Suite B is available October 1, 2025. This 1,924 SF Class A office space was built out in 2013 for office user and consists of; 2 private offices, 3 executive offices, large conference room, restroom, kitchenette, and breakroom. Most furniture in suite to remain. See floor plan for further detail.

The Crossing is a mixed use development in west Champaign established in the late 90's and early 20's with a combination of retailer and professional office users in the Southwest quad, professional office park in the Northwest & Northeast quads, and residential in the Southeast quad. The crossing is an upscale development surrounded by new and established higher end residential and just minutes from I-57/Curtis Rd Interchange.

## PROPERTY INFORMATION

<b>Address</b>	<b>2918 Crossing Ct. Champaign, IL 61822</b>
<b>Lease Price</b>	<b>\$17.00/SF NNN</b>
<b>Available Space</b>	<b>Suite B -1,924 SF (Available 10/1/25)</b>
<b>Building Size</b>	<b>15,000 SF</b>
<b>Zoning</b>	<b>CO – Commercial Office</b>
<b>Estimated NNN</b>	<b>\$6.19/SF - 2025</b>
<b>Parking</b>	<b>56 Spaces*</b> *Cross parking easement across the development

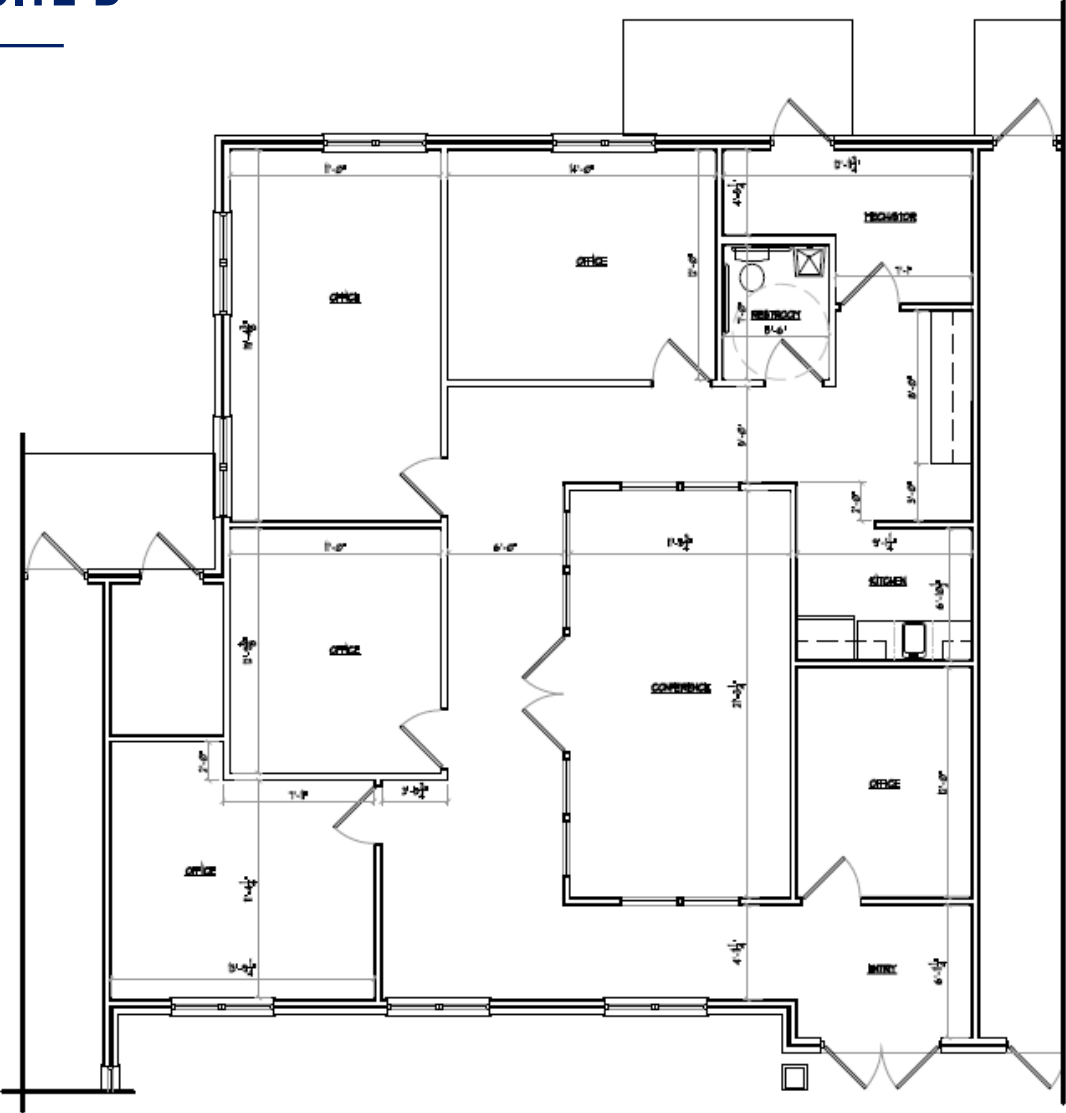


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## FLOOR PLAN – SUITE B



4 PARTIAL FLOOR PLAN NORTH  
A1 SCALE: 1/4" = 1'-0"



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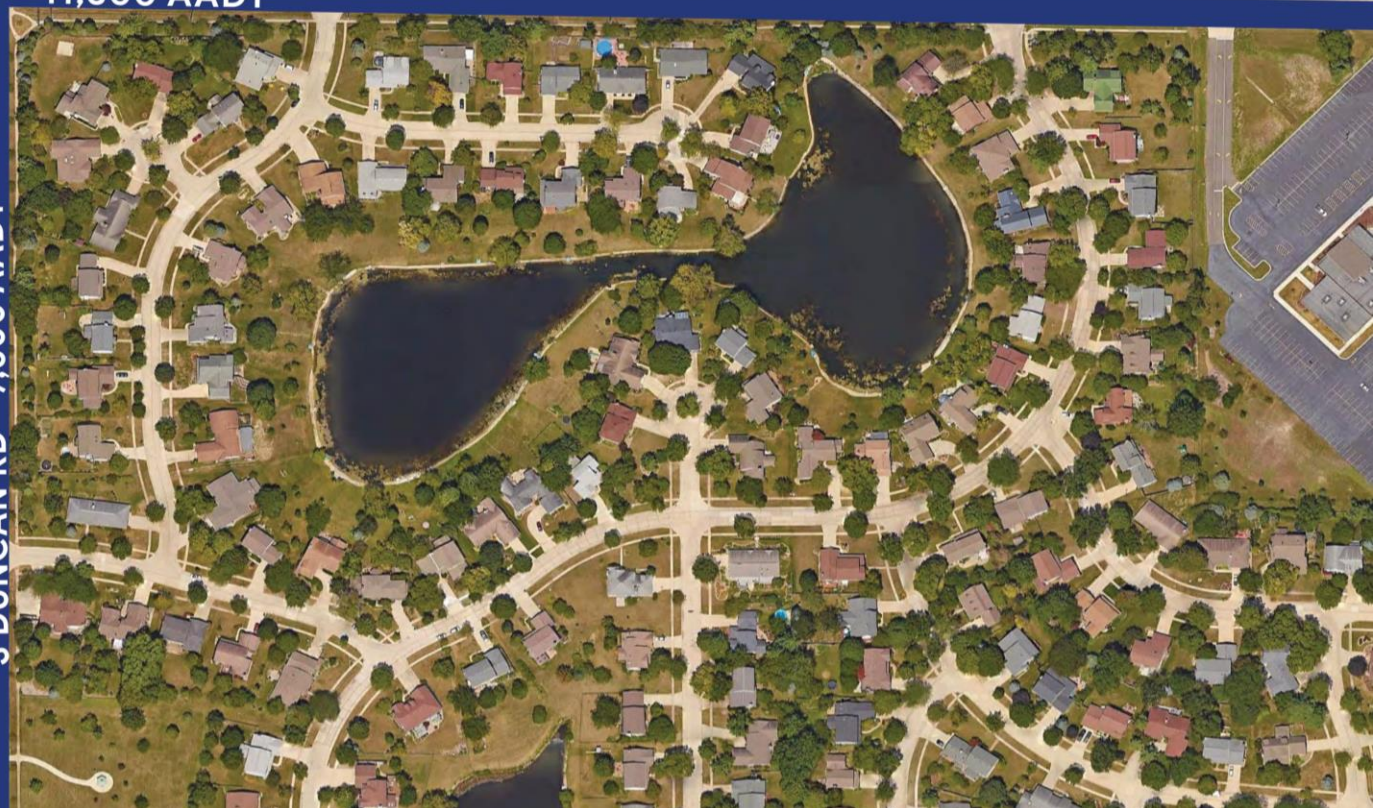




# CLASS A OFFICE SPACE



WINDSOR RD - 11,300 AADT



S DUNCAN RD - 7,500 AADT



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## CONTACT

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## OFFERING HIGHLIGHTS

- Class A Office Space
- Abundant Parking
- Newer Buildout
- Close Proximity to I-57