

CLASS A OFFICE SPACE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



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

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CHAMPAIGN, IL | 217.352.7712**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer two move-in-ready Class A office suites for lease at 2918 Crossing Court, located within Robeson Crossing, one of West Champaign's premier professional office developments. Originally constructed in 2008, the 15,000-square-foot building is configured into six professionally designed office suites and offers executive-quality finishes, abundant parking, and convenient access to Windsor Road, Duncan Road, and Interstate 57.

Suite B (1,924 SF) features an efficient office layout with five private offices, a large conference room, kitchenette, breakroom, and private restroom. Much of the existing furniture is available to remain, providing a turnkey opportunity for tenants seeking immediate occupancy while minimizing relocation and furniture costs.

Suite E (5,000 SF) was originally designed for a law firm and features an executive office layout with ten private offices, two conference rooms, a spacious reception area, dedicated file and work rooms, breakroom, and private men's and women's restrooms. The functional layout is well suited for legal, accounting, engineering, financial services, healthcare administration, or regional corporate office users.

Robeson Crossing is an established mixed-use development in west Champaign featuring a complementary mix of professional office, retail, restaurant, financial, and residential uses. Surrounded by executive housing and numerous neighborhood amenities, the property provides an attractive environment for employees and clients alike while offering convenient access to Interstate 57 and the greater Champaign-Urbana market.

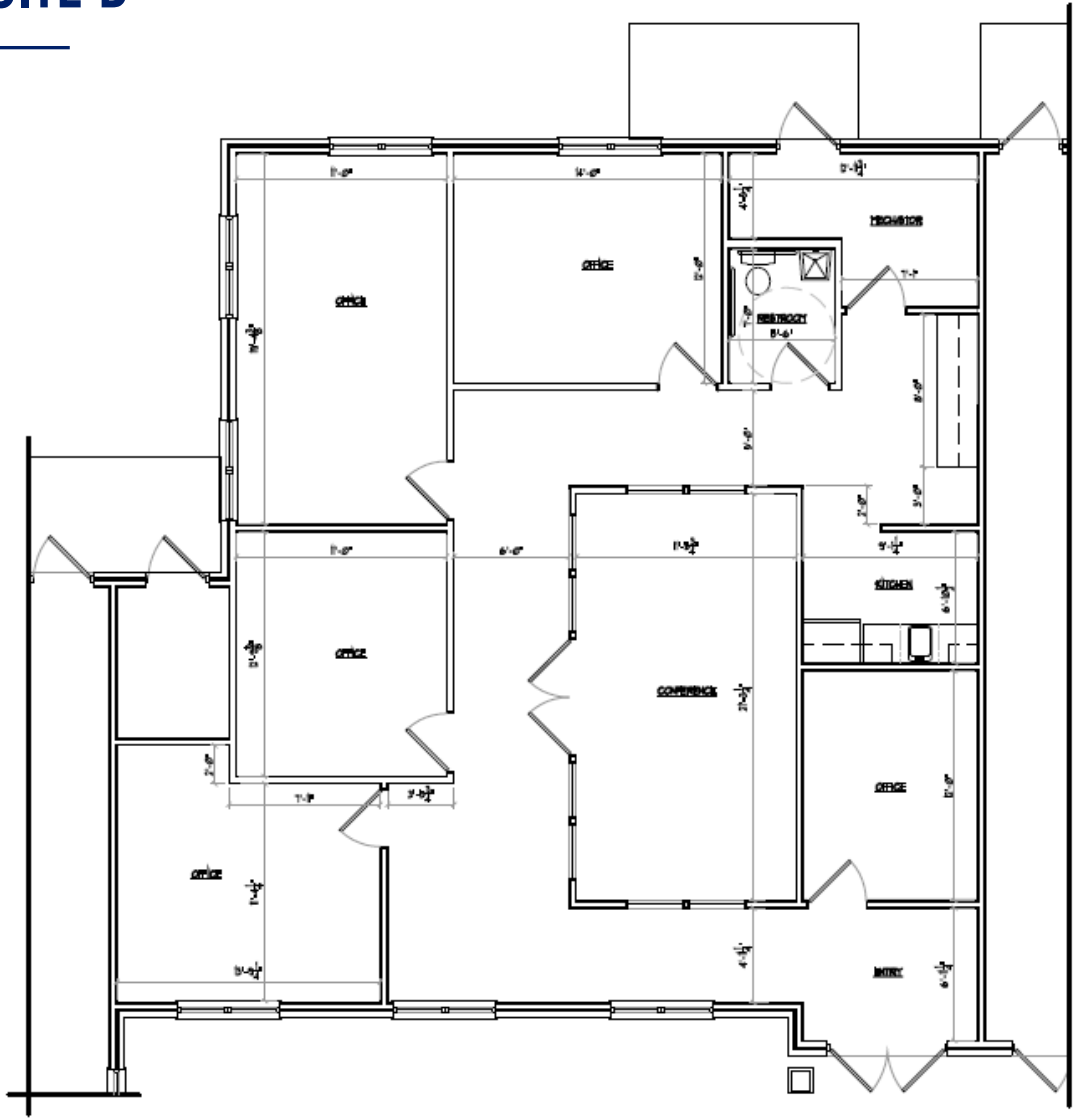
PROPERTY INFORMATION

Address	2918 Crossing Ct. Champaign, IL 61822
Lease Price	Suite B – \$17.00/SF NNN Suite E – \$15.00/SF NNN
Available Space	Suite B – 1,924 SF Suite E – 5,000 SF
Building Size	15,000 SF
Zoning	CO – Commercial Office
Estimated NNN	\$6.19/SF - 2025
Parking	56 Spaces* *Cross parking easement across the development



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FLOOR PLAN – SUITE B

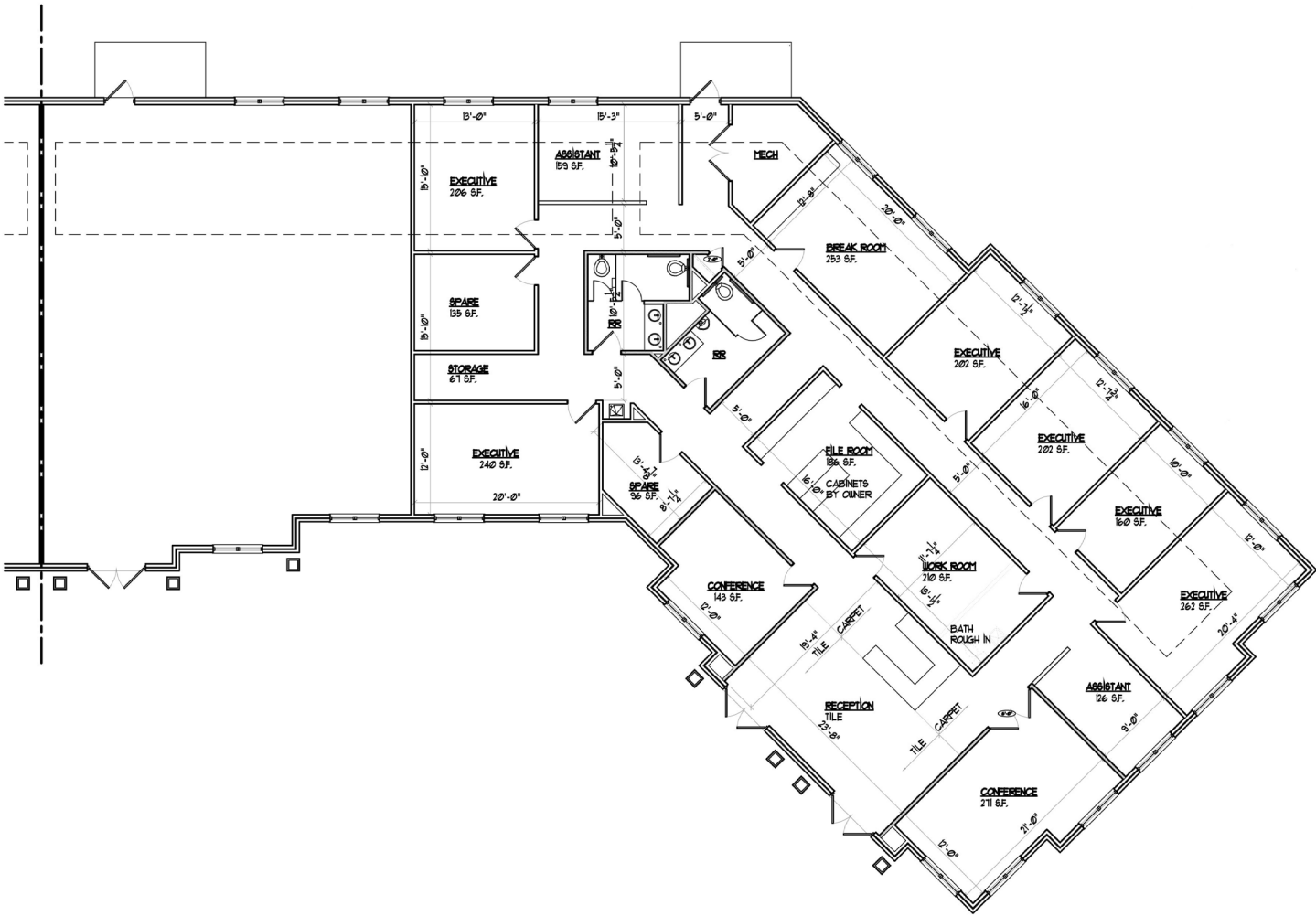


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FLOOR PLAN – SUITE E



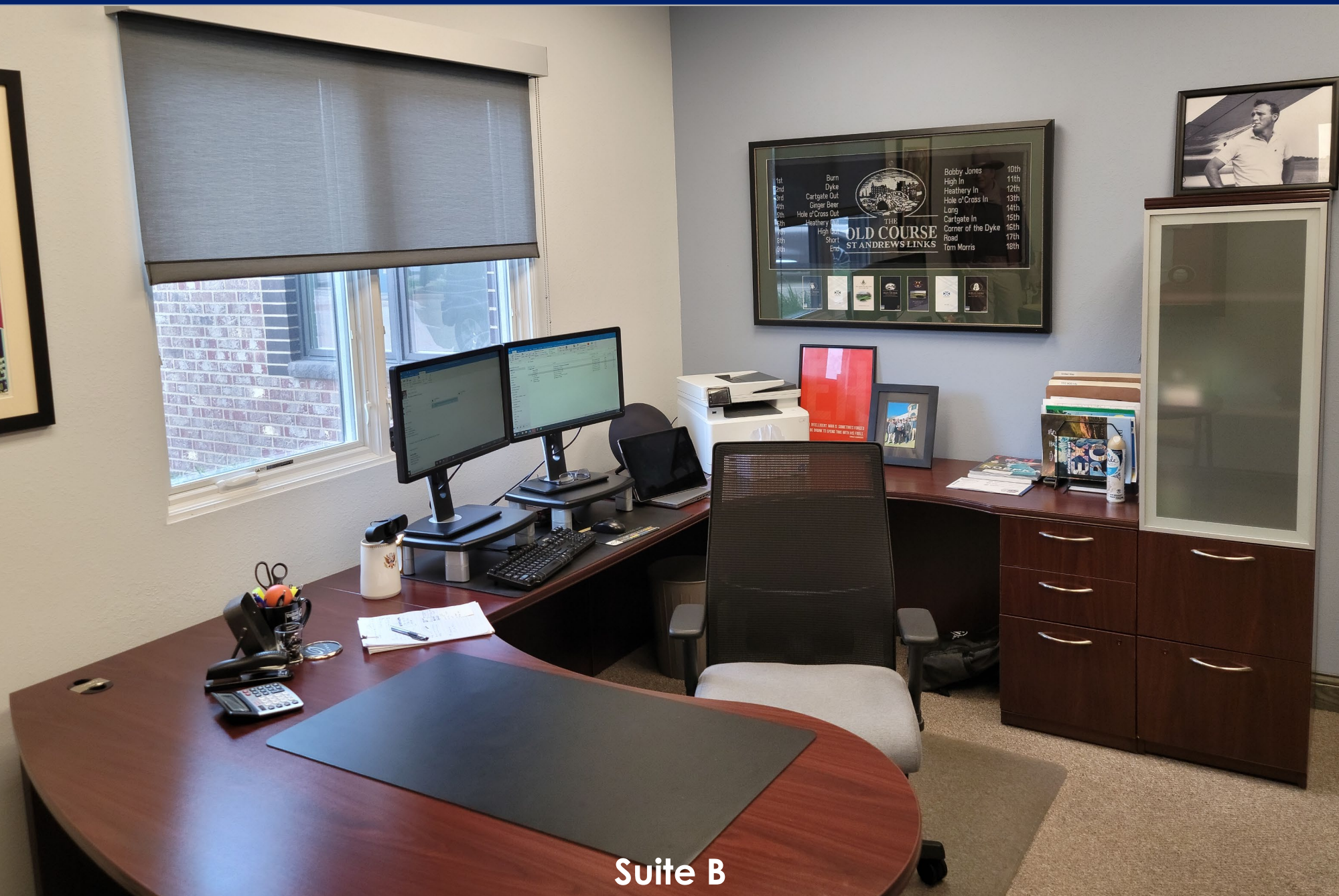
4 PARTIAL FLOOR PLAN
AI SCALE: 1/8" = 1'-0"

NORTH

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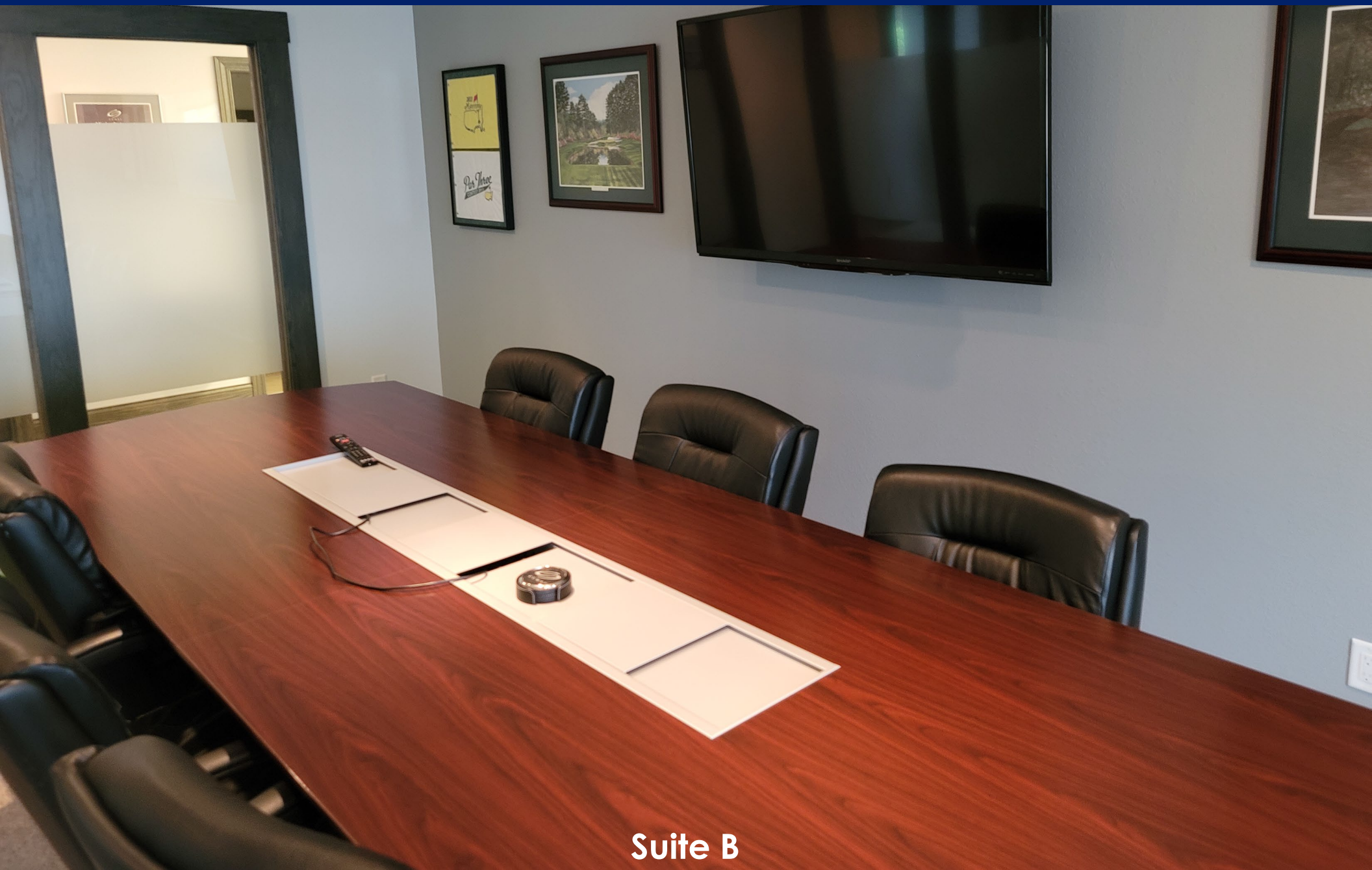


Suite B

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Suite B

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Suite E

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Suite E

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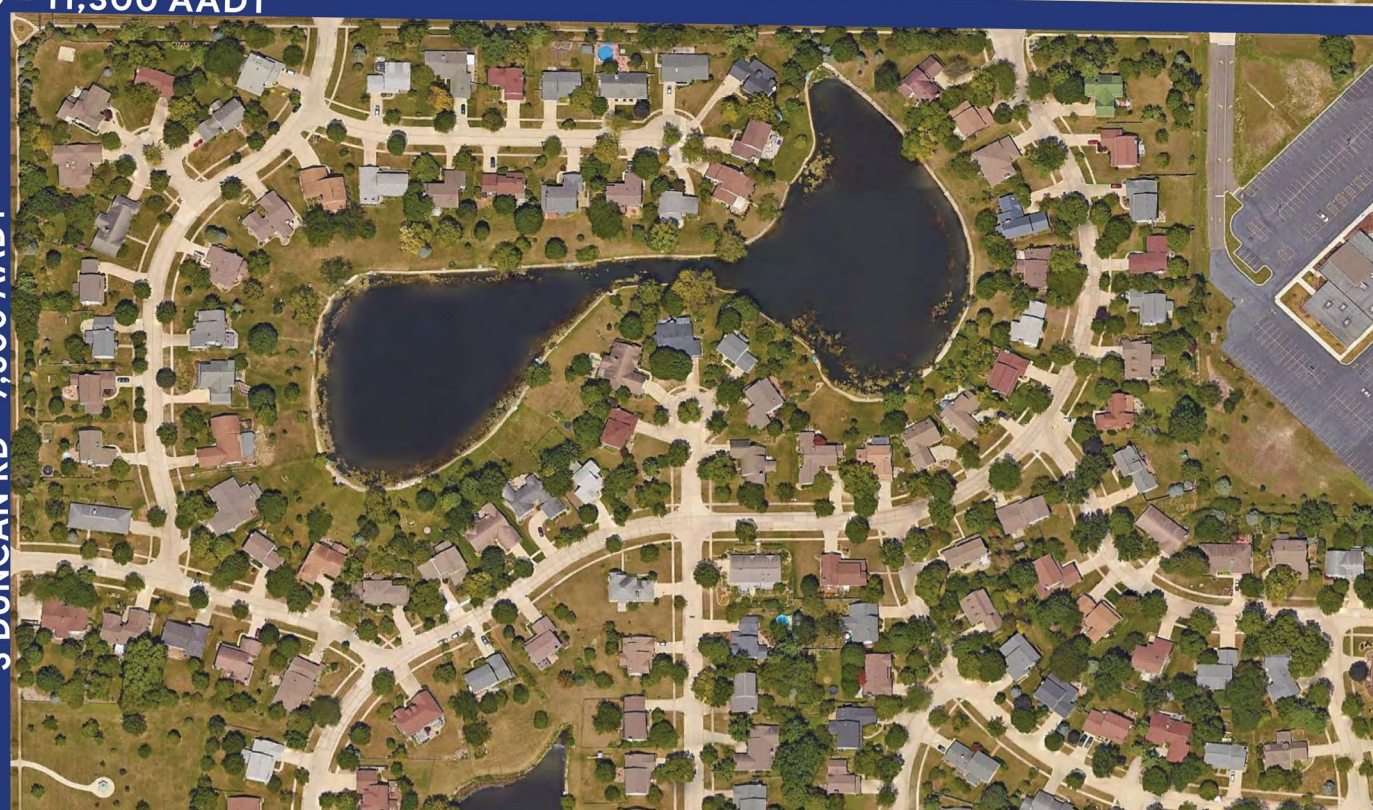
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WINDSOR RD - 11,300 AADT



S DUNCAN RD - 7,500 AADT



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OFFERING HIGHLIGHTS

- Move-In Ready Office Suites
- Excellent Regional Accessibility
- Premier West Champaign Location
- Abundant Parking