

CLASS A OFFICE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2919 Crossing Ct.
Champaign, IL 61822**

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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. 2919 Crossing Ct is a 15,758 SF office building constructed in 2004 and consists of roughly fifteen (15) office suites. Currently there are several suites available for lease including:

Suite 3 (841 SF) (\$23.00/SF) (\$1,612/Mo): Suite 3 is located on the 1st floor of the building. This 841 SF space features 2 private offices, 2 built-in cubes, and 2 open areas.

Suite 4 (841 SF) (\$28.00/SF) (\$1,962.33/Mo): Suite 4 is located on the 1st floor of the building. This 841 SF space features a reception area, 2 large private offices/conference rooms, small office, Exterior entrance off the parking lot, and 2 closets. **Available 7/1/26.**

Suite 5 (568 SF) (\$20.00/SF) (\$946.00/Mo): Suite 5 is located on the 1st floor of the building. This 568 SF space is a wide open work area with some build-in counter tops.

Suite 6A (168 SF) (\$40.00/SF) (\$560/Mo): Suite 6A is located on the 1st floor of the building. This 168 SF room is a single office with all utilities included in the rent. Tenant is responsible for their internet and telecom.

Suites 6B/6C (80 SF) (\$50.00/SF) (\$334/Mo): Suites 6B & 6C are former conference rooms located on the 1st floor of the building. Each are single 80 SF rooms with all utilities included in the rent. Tenant is responsible for their internet and telecom.

Suite Reception (732 SF) (\$24.00/SF) (\$1,464/Mo) (Available with 30 day notice): Suite 'Reception' is the reception for the building and is located on the 1st floor. This suite features 2 offices, file storage, and reception desk.

Suite 7 (752 SF) (\$24.00/SF) (\$1,504/Mo) (Available with 30 day notice): Suite 7 is located on the 1st floor of the building. This 732 SF space features 2 private offices and open work area.

Building amenities include; common area restrooms, common area kitchens, individual entrances (some suites), and an elevator, Class A finishes throughout. Suites have individual electric meters and other utilities are billed back pro-rate share unless otherwise noted. There are also 52 parking spaces at this location.

PROPERTY INFORMATION

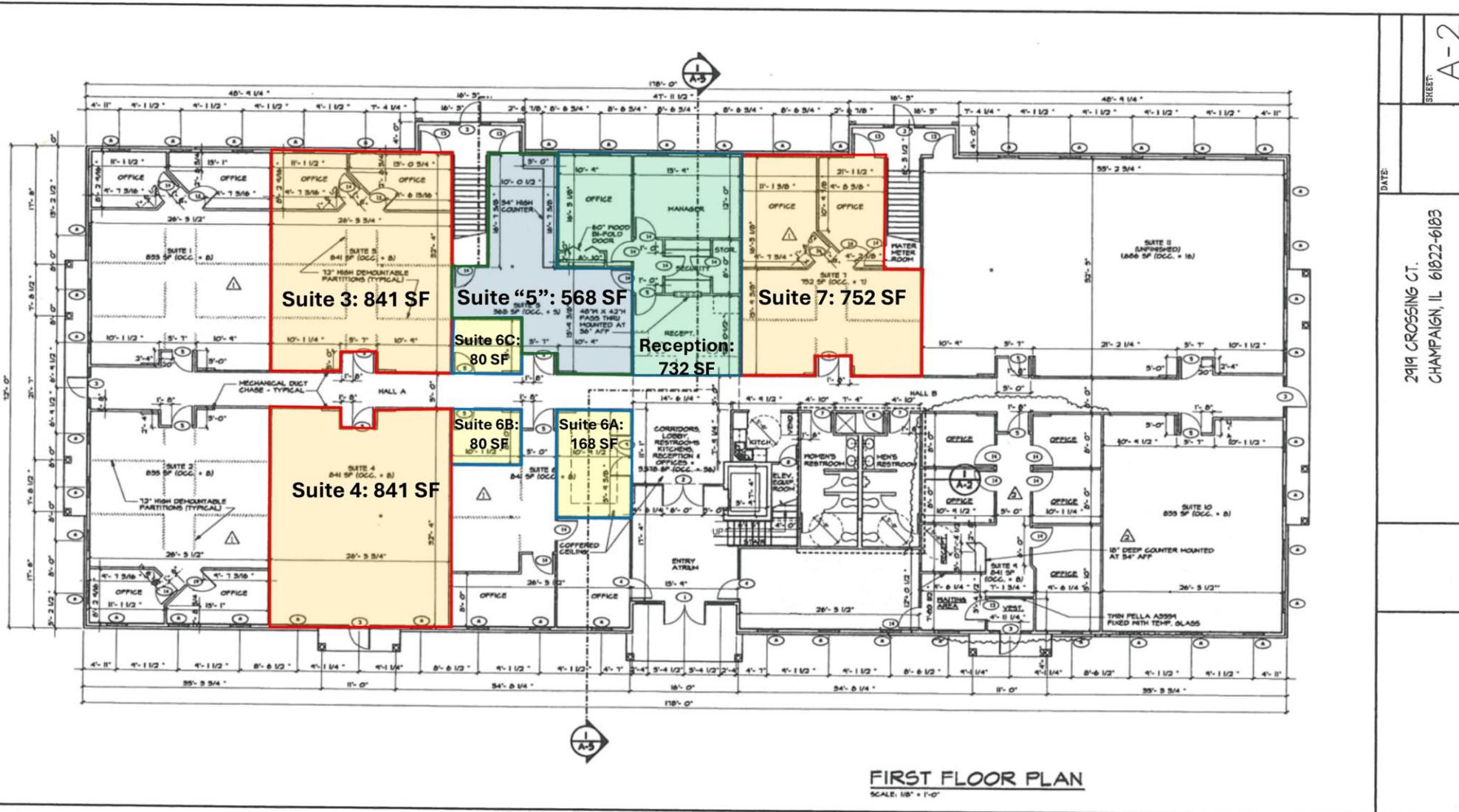
Address	2919 Crossing Ct. Champaign, IL 61822
Lease Price	Varies – See Description
Lease Type	Modified Gross
Available Space	80 – 3,462 SF
Building Size	15,758 SF
Zoning	CO- Commercial Office



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.

CLASS A OFFICE SPACE FOR LEASE

SITE PLAN



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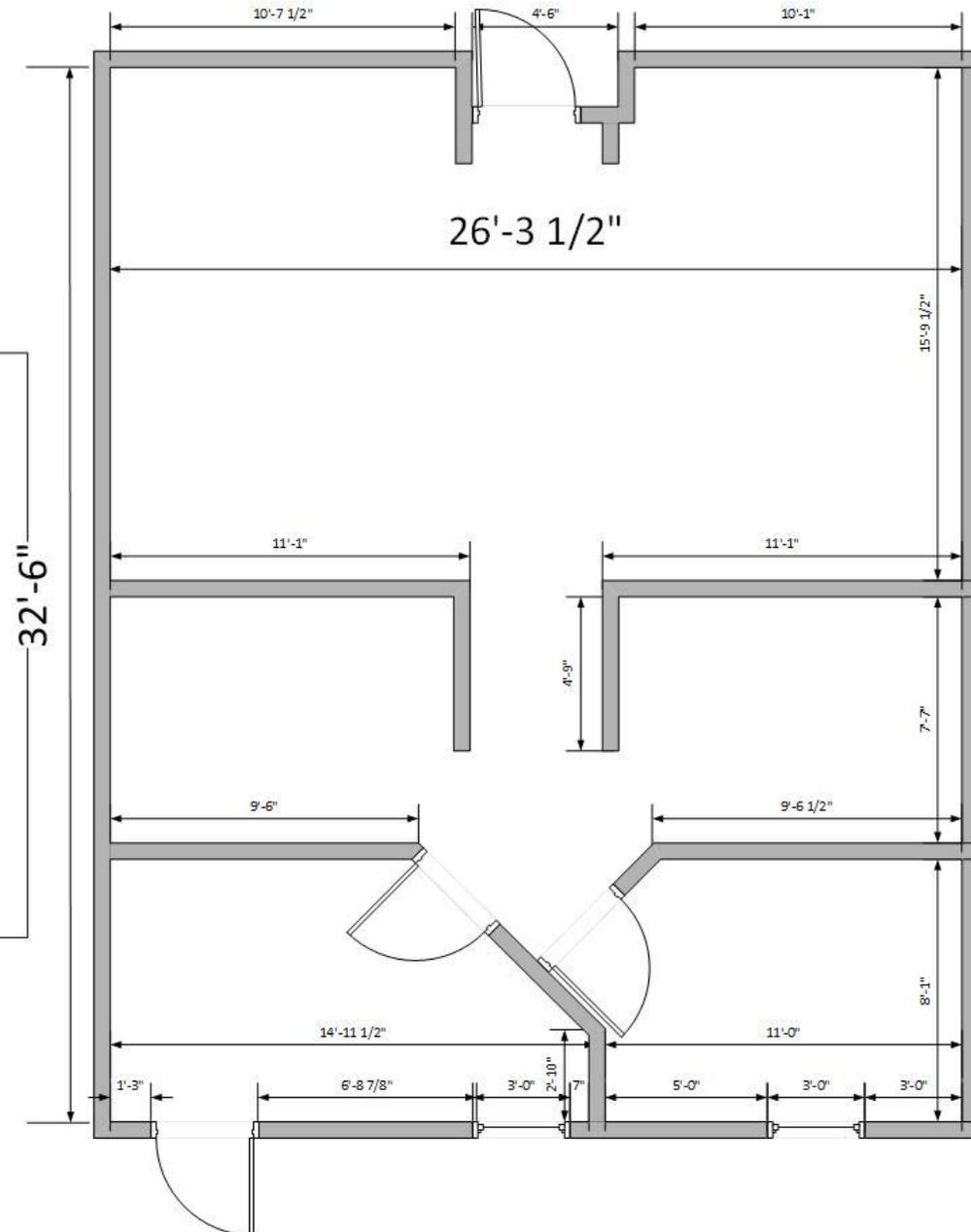
FLOOR PLAN – SUITE 3



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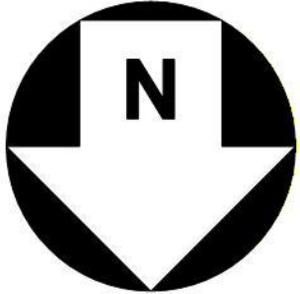
2919 Crossing Ct.
Suite 3
Champaign, IL 61822

0 ft. 6 ft. 10 ft. 20 ft.



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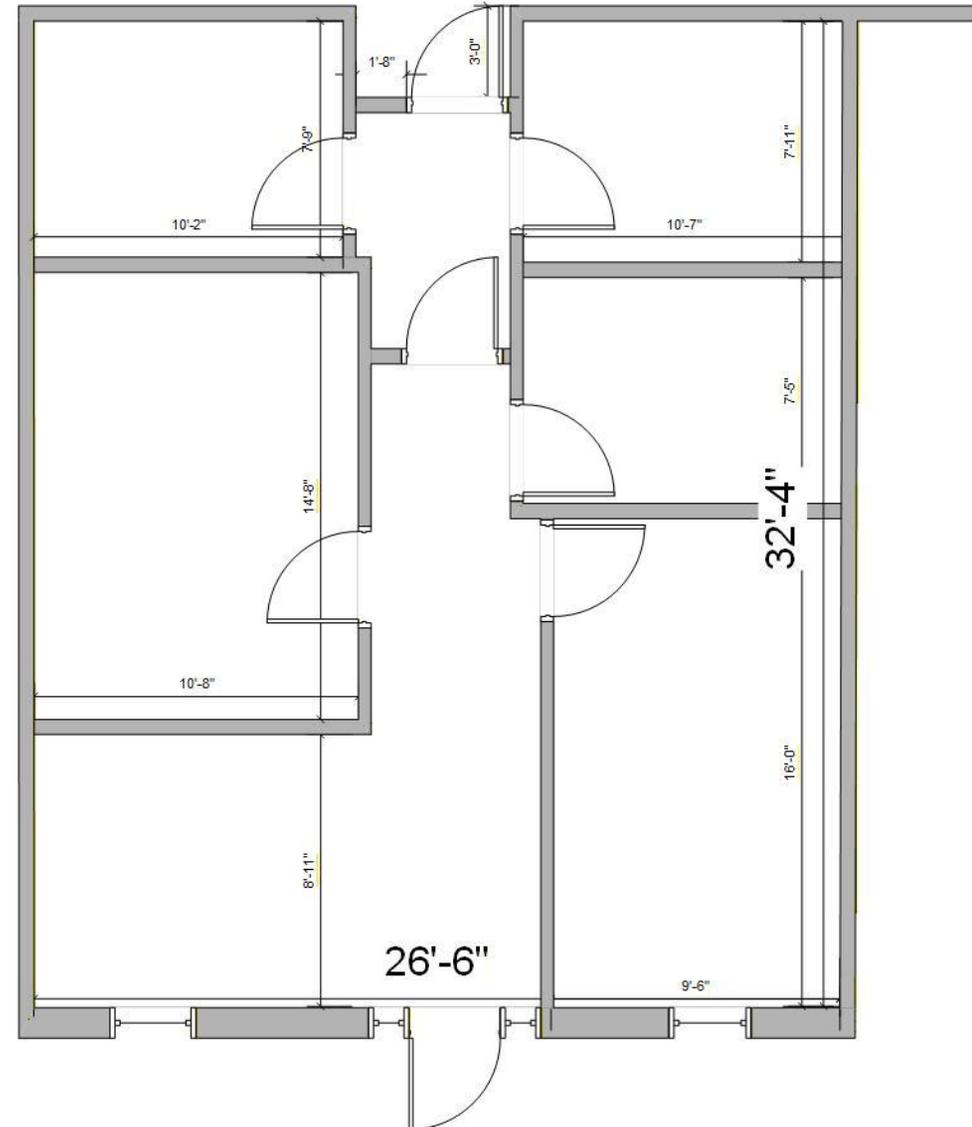
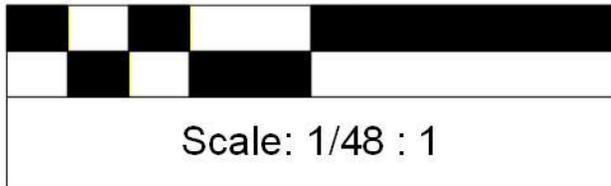
FLOOR PLAN – SUITE 4



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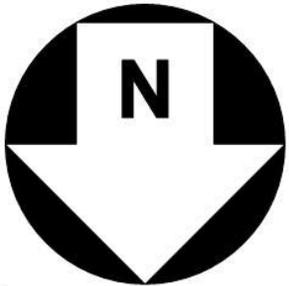
2919 Crossing Ct.
Suite 4
Champaign, IL 61822

0 ft. 6 ft. 10 ft. 20 ft.



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FLOOR PLAN – SUITE 7



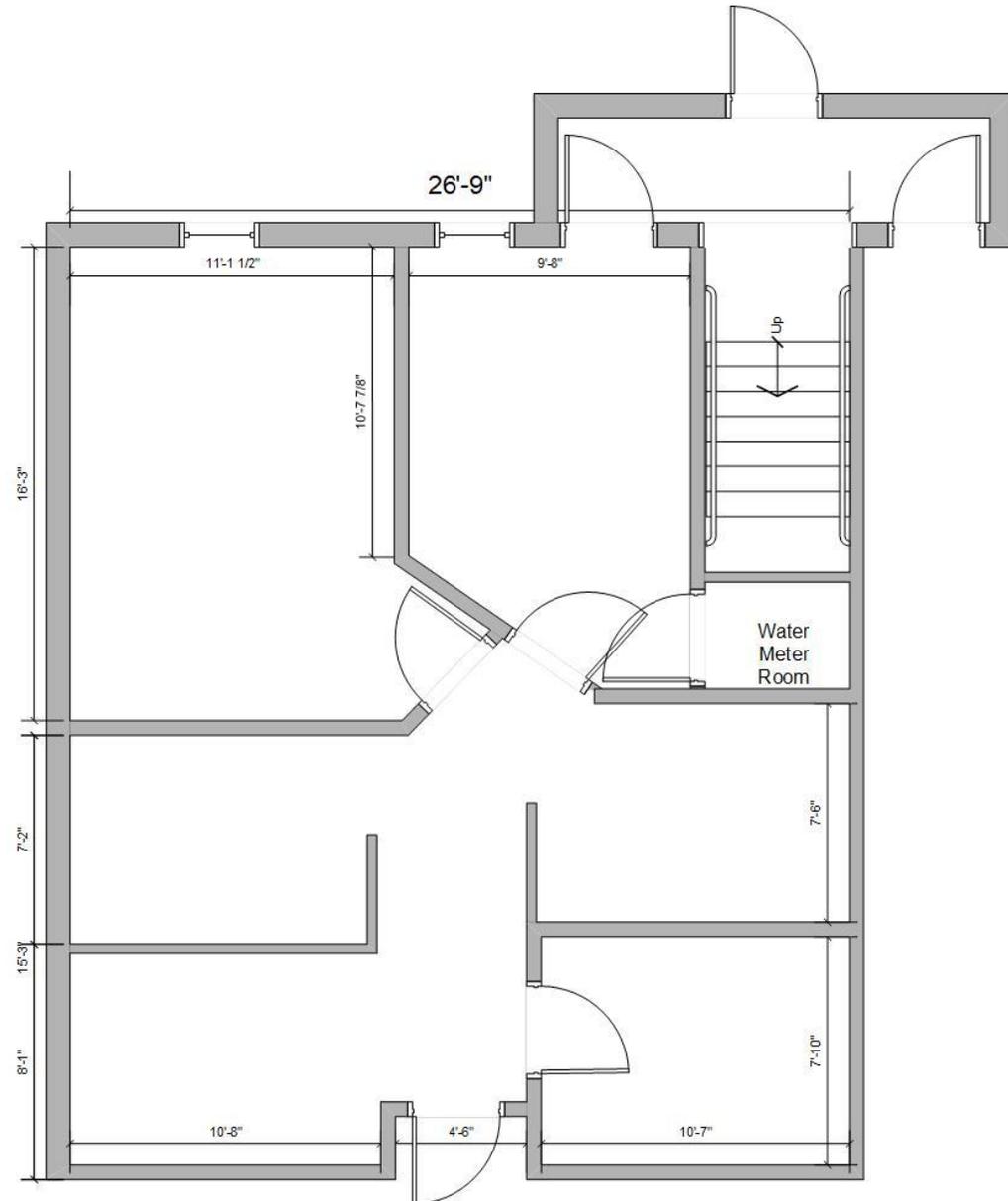
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0 ft. 6 ft. 10 ft. 20 ft.



Scale: 1/48 : 1

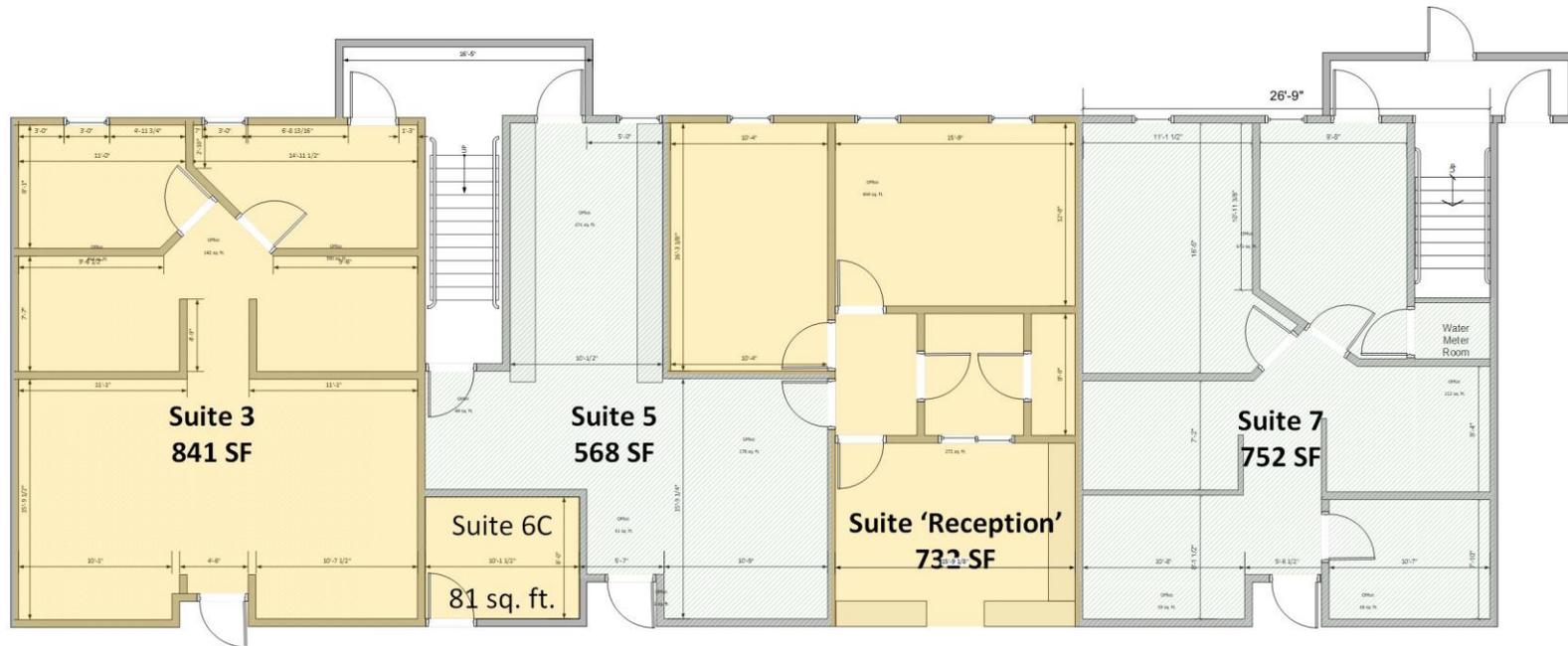
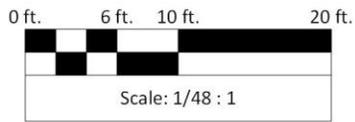


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FLOOR PLAN – SUITES 3 - 7



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PICTURE- SUITE 3



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PICTURE- SUITE 4



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PICTURE- SUITE 4



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OFFERING HIGHLIGHTS

- Class A Office Space
- Abundant Parking
- Smaller offices available
- Easy Access to I-57 and I-74/I-72