

CLASS A OFFICE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



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

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CHAMPAIGN, IL | 217.352.7712**

CLASS A OFFICE SPACE FOR LEASE



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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 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.

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

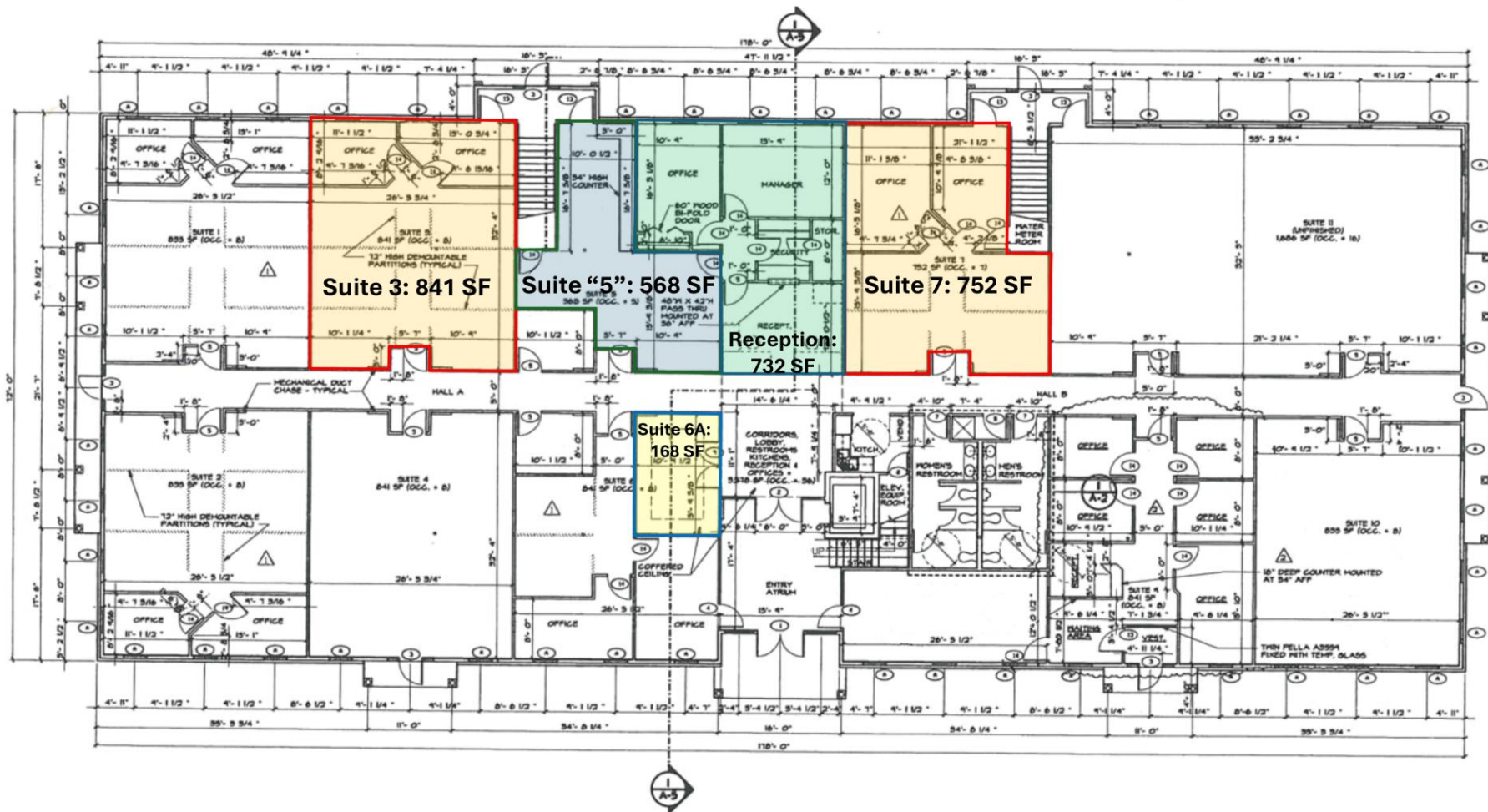
Address	2919 Crossing Ct. Champaign, IL 61822
Lease Price	Varies – See Description
Lease Type	Modified Gross
Available Space	168 – 3,462 SF
Building Size	15,758 SF
Zoning	CO- Commercial Office



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.

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SITE PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET
A-2

DATE:
2119 CROSSING CT.
CHAMPAIGN, IL 61822-6183

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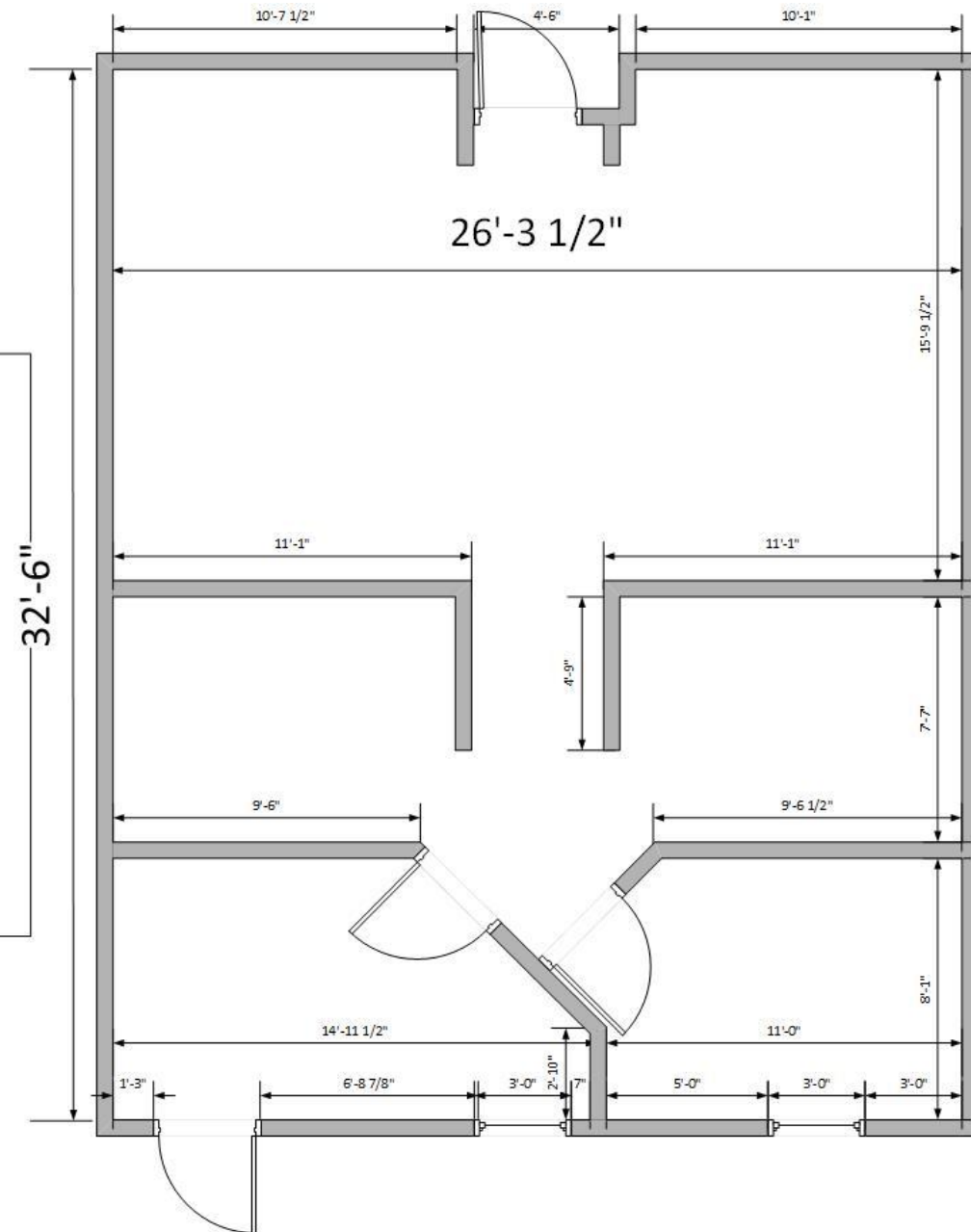
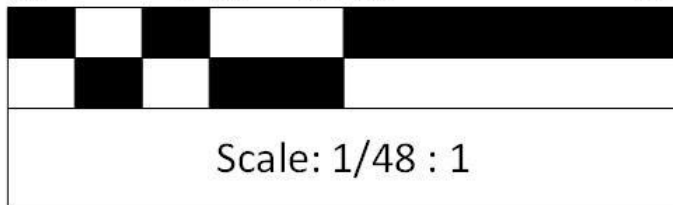
FLOOR PLAN – SUITE 3



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2919 Crossing Ct.
Suite 3
Champaign, IL 61822

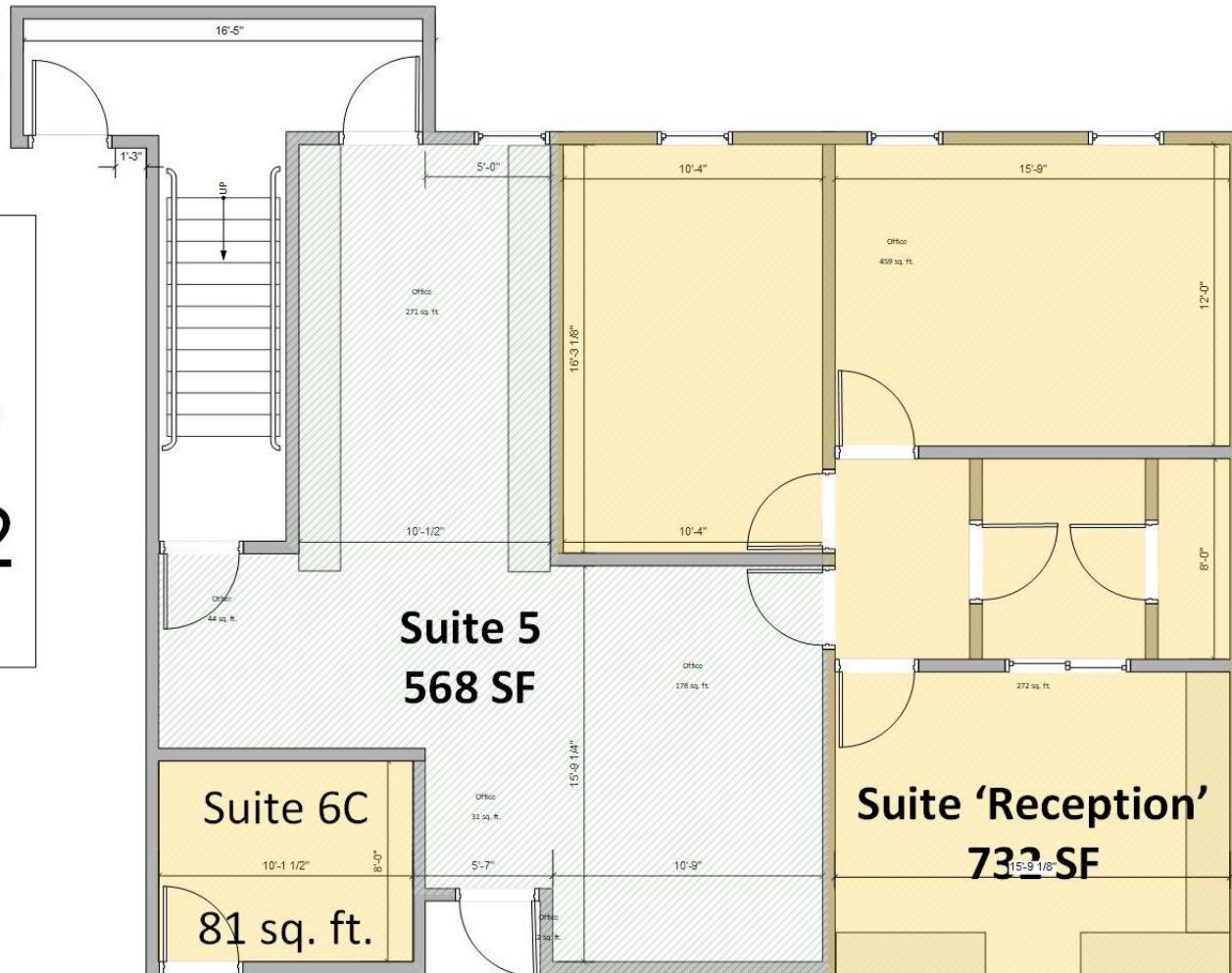
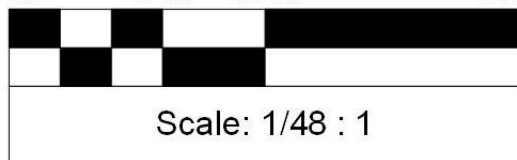
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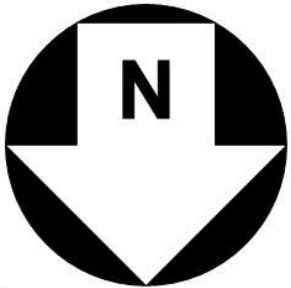
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0 ft. 6 ft. 10 ft. 20 ft.



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FLOOR PLAN – SUITE 7



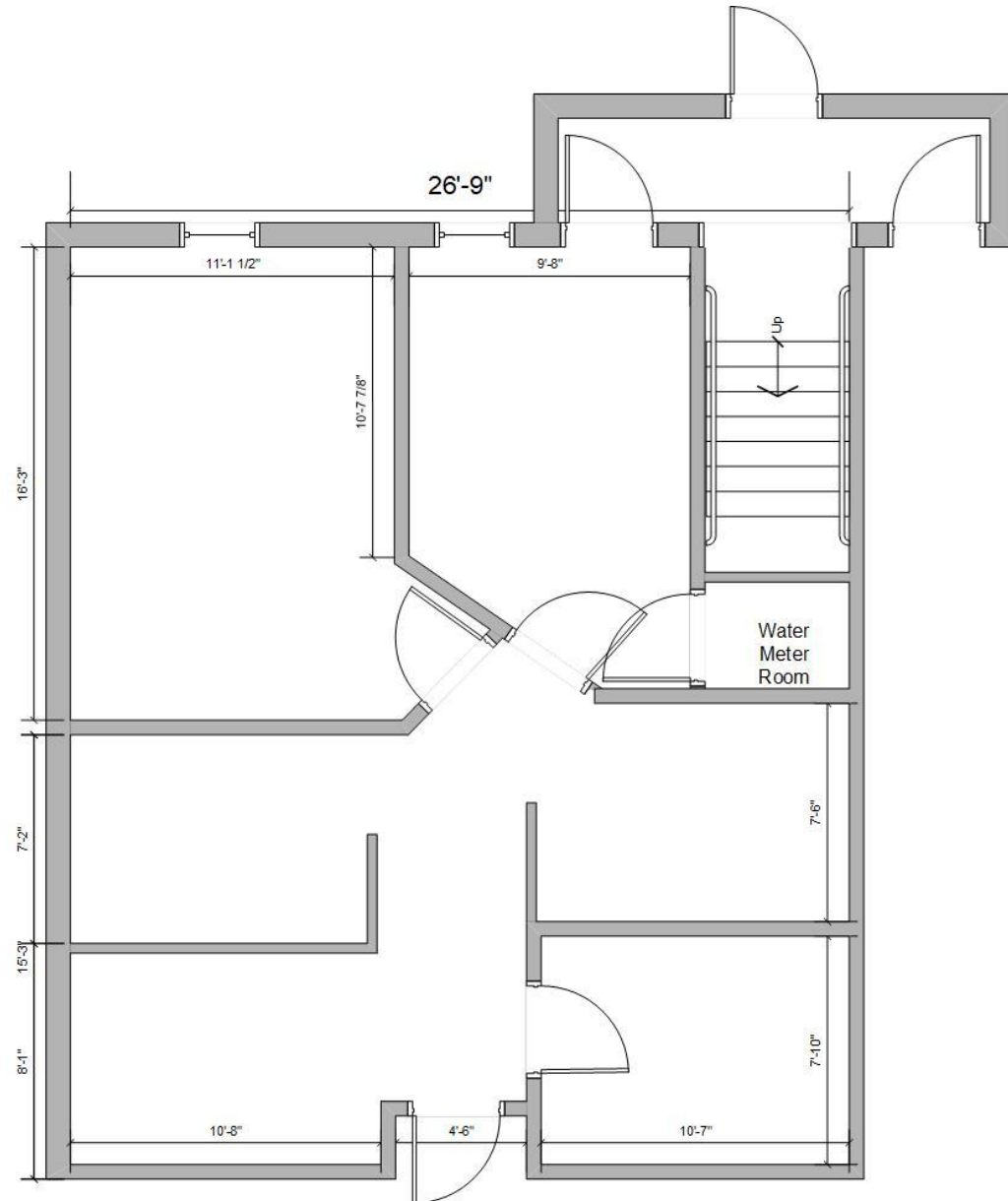
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Suite 7
Champaign, IL 61822

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



Scale: 1/48 : 1

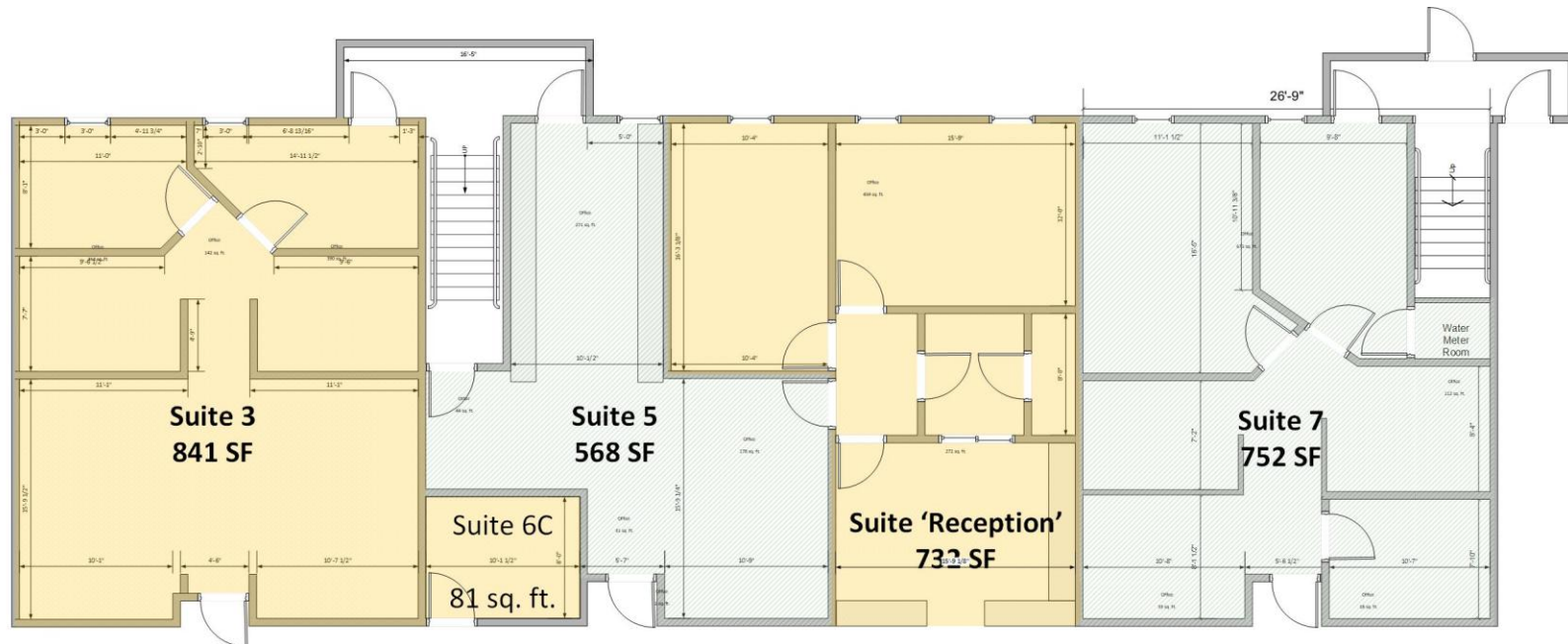
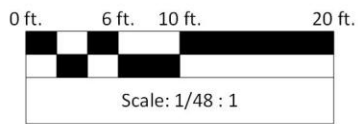


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FLOOR PLAN – SUITES 3 - 7



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PICTURE— SUITE 3



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OFFERING HIGHLIGHTS

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