



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE SPACES FOR LEASE

\$12-\$13/ SF Gross

FOR LEASE



503 S. Country Fair Dr.

Champaign, IL 61821

758-1,106 SF

OFFICE

LEASE PRICE

\$12-\$13/ SF Gross

AVAILABLE SPACE

758-1,106 SF

PROPERTY DESCRIPTION

First and second floor office space available for lease. The office spaces have been newly remodeled and are move-in ready.

Space 1A (1,106 SF): \$13.00/SF/Gross | This first-floor space consists of one private office, two large open areas, one restroom and a breakroom. Lessor is willing to install new flooring and paint the space for any tenant that signs a minimum of a 3-year lease.

Space 2F (758 SF): \$10.50/SF/Gross | This space consists of two private offices, open work area, one restroom.

AREA DESCRIPTION

This office building is located in West Champaign on Country Fair Drive near the intersection of Springfield Avenue. Country Fair Drive has retailers and other office buildings neighboring this space. The location is near Parkland College and Interstates 57 and 72. Neighboring businesses are Busey Bank, Illini Mattress, Burger King, Taco Bell, Arby's, etc. This area of Champaign is predominantly commercial with some multi-family residential developments.



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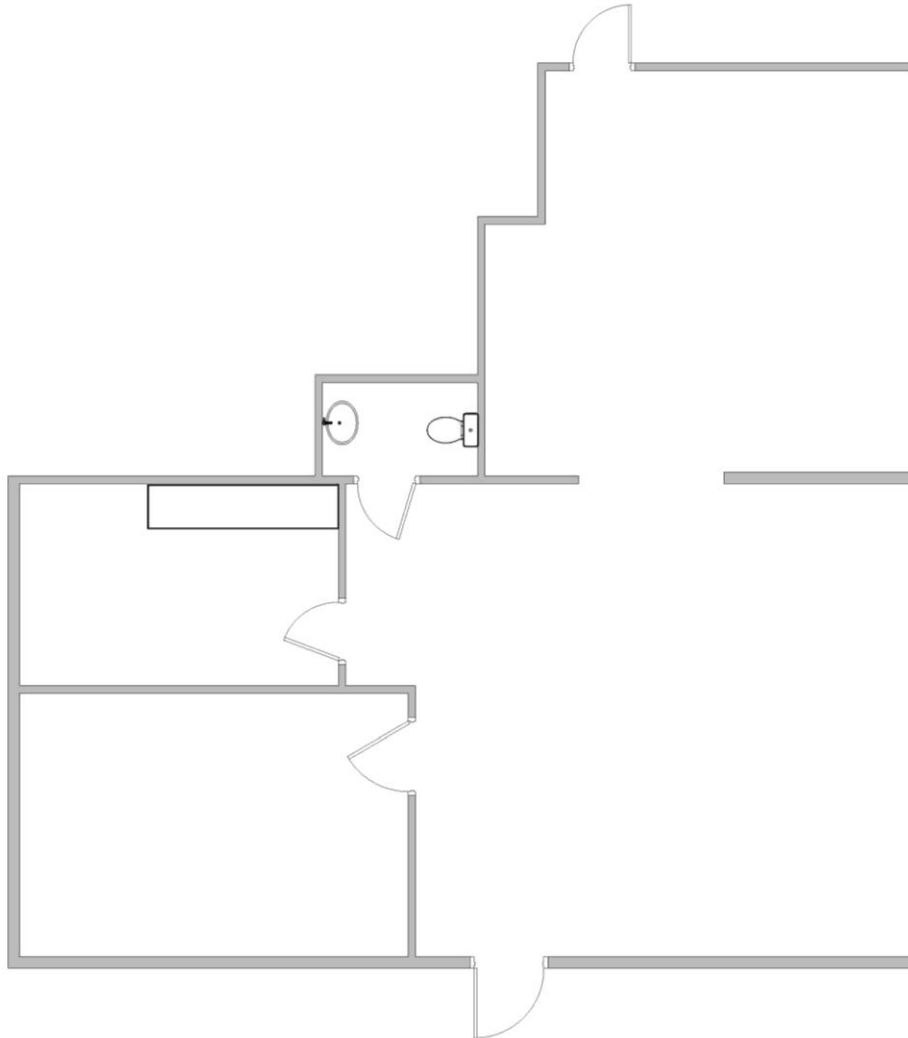
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FLOOR PLAN- STE.1A



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