

SMALL CLASS A OFFICE SPACE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**801 N Country Fair Dr.
Champaign, IL 61821**

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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 in West Champaign. 801 N Country Fair Dr. is a 20,490 SF building that was constructed in 1999 for the Champaign County Farm Bureau and there is currently a small vacancy in this multi-tenant office building. Currently Suite C (811 SF) is available for lease and features 4 offices with windows and an open area for reception or cubes. The building features shared amenities such as common area restrooms. The current zoning is I-1, Light Industrial however, this zoning classification allows for office use. All utilities are included in the rent, however, the tenant will be responsible for their individual internet and phone.

The property is located on the west side of Champaign just blocks North of the entrance of I-72. The immediate area features a combination of retailers, office users, and light manufacturing/ distribution tenants & owners. Other tenants in the building include: Illinois Extension Office, State 4-H Office, Illinois 4-H Foundation, and a Country Financial agent.

PROPERTY INFORMATION

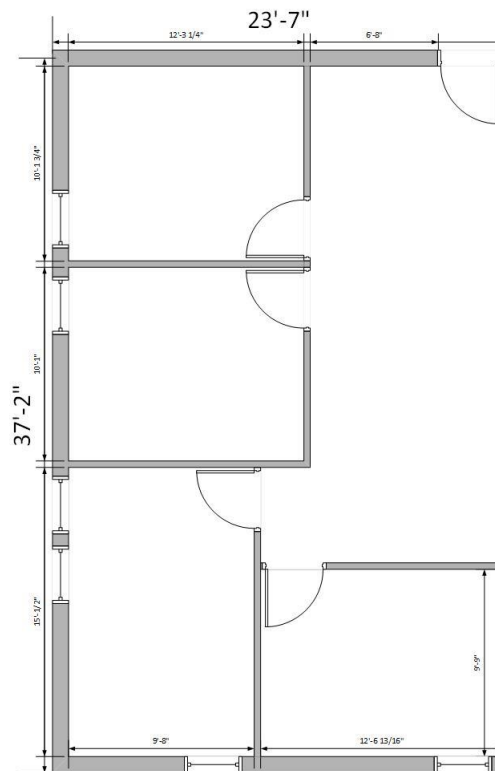
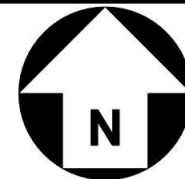
Address	801 N Country Fair Dr. Suite C Champaign, IL 61821
Lease Price	\$24.00/SF Full Service Gross* *Telecom & Internet not provided
Available Space	Suite C - 811 SF
Building Size	20,490 SF
Zoning	I-1, Light Industrial* *Office use permitted in this zoning



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FLOOR PLAN – SUITE C

801 N Country Fair Dr.
Suite C
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0 ft. 6 ft. 10 ft. 20 ft.

Scale: 1/48 : 1

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OFFERING HIGHLIGHTS

- Class A Office Space
- Abundant Parking
- Newer Buildout
- Close Proximity to I-72/I-74/I-57