



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Renovated, Move-In Ready Office Space for Lease w/ High Visibility

Lease Price: \$16.00/ SF Gross

FOR LEASE



1800 Woodfield Dr

Savoy, IL 61874

1,200 SF

OFFICE

LEASE PRICE

\$16.00/ SF
Gross

BUILDING SIZE

6,000 SF

AVAILABLE SPACE

1,200 SF

PARKING

20 Spaces

TAX PIN

03-20-25-179-
015

ZONING

C1 General
Commercial

YEAR BUILT

1994

PROPERTY DESCRIPTION

This 6,000 square foot office building features a renovated office space equipped with two private offices, restroom, kitchenette, new flooring, ceilings, lighting, and fresh paint to provide a modern and professional look. The office features an open floorplan, which can be easily customized to fit your business needs. Whether you require a collaborative workspace or a more private setup, this space can accommodate it all. Suite C, located on the east end of the building, offers 1,200 square feet of available space with excellent visibility facing Rt. 45/Dunlap Ave. The building also features a crawl space, providing convenient access to plumbing if needed. Moreover, tenants can benefit from the monument sign along Woodfield Dr and the Pylon Sign along Rt. 45/Dunlap Ave, where signage can be installed for maximum exposure. In addition, the building offers on-site shared parking. The existing Tenant will vacate early.

AREA DESCRIPTION

Subject property located off of Route 45 on the quiet business community of Woodfield Drive, consisting of area businesses such as the United Way of Champaign County, Chittick Eyecare, Bluestem Financial Advisors, Schwalbe Family Dentistry, Country Financial, Ruffatto Dental, Dimond Bros. Insurance, and Triptych Brewing. To the south, is Serra BMW, Serra Buick GMC Champaign, Savoy 16 IMAX theatre, and the Savoy Plaza.



NICK RAGLE

217-403-3379

nick.ragle@cbcdr.com
cbcdr.com



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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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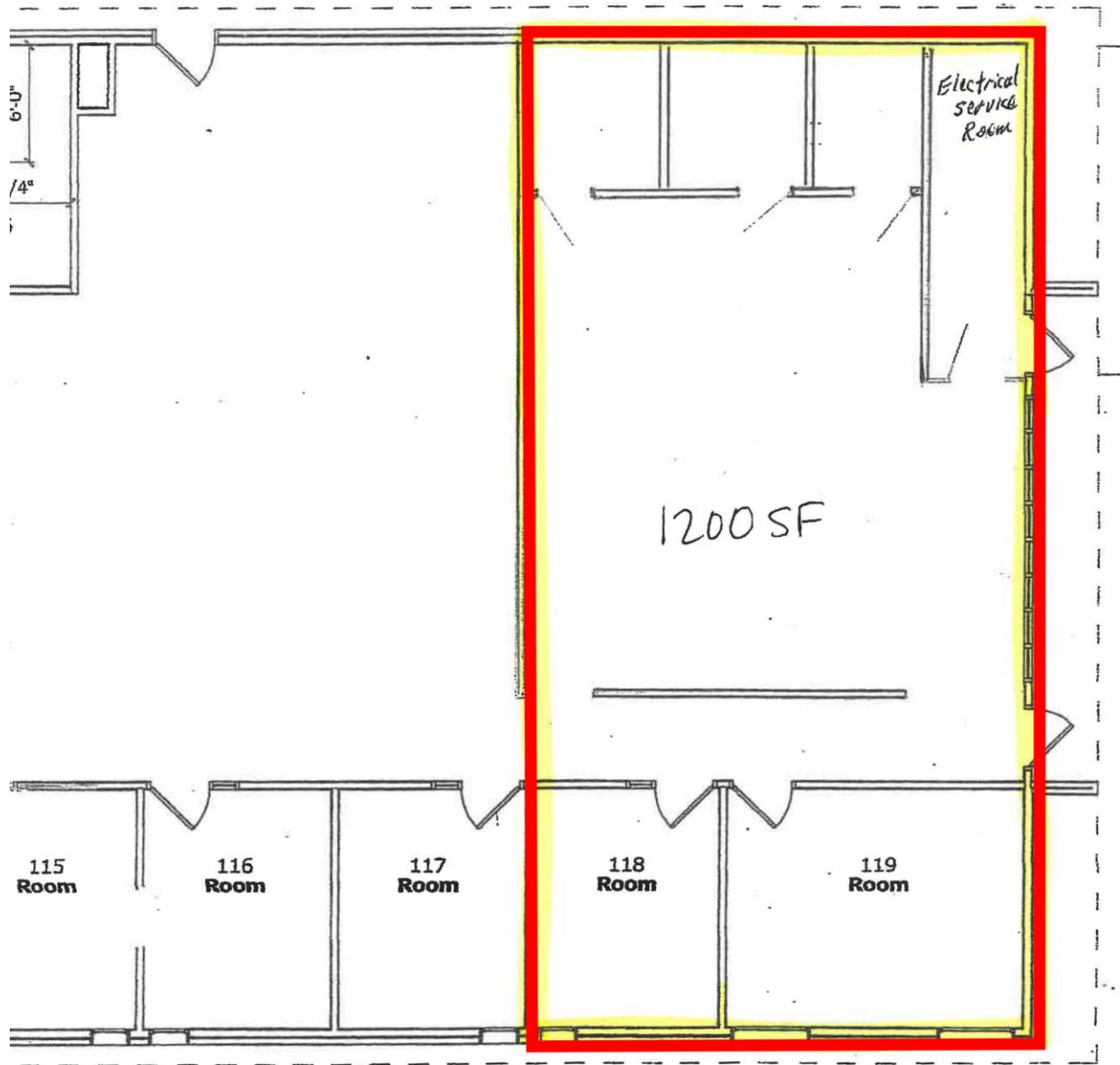
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FLOOR PLAN



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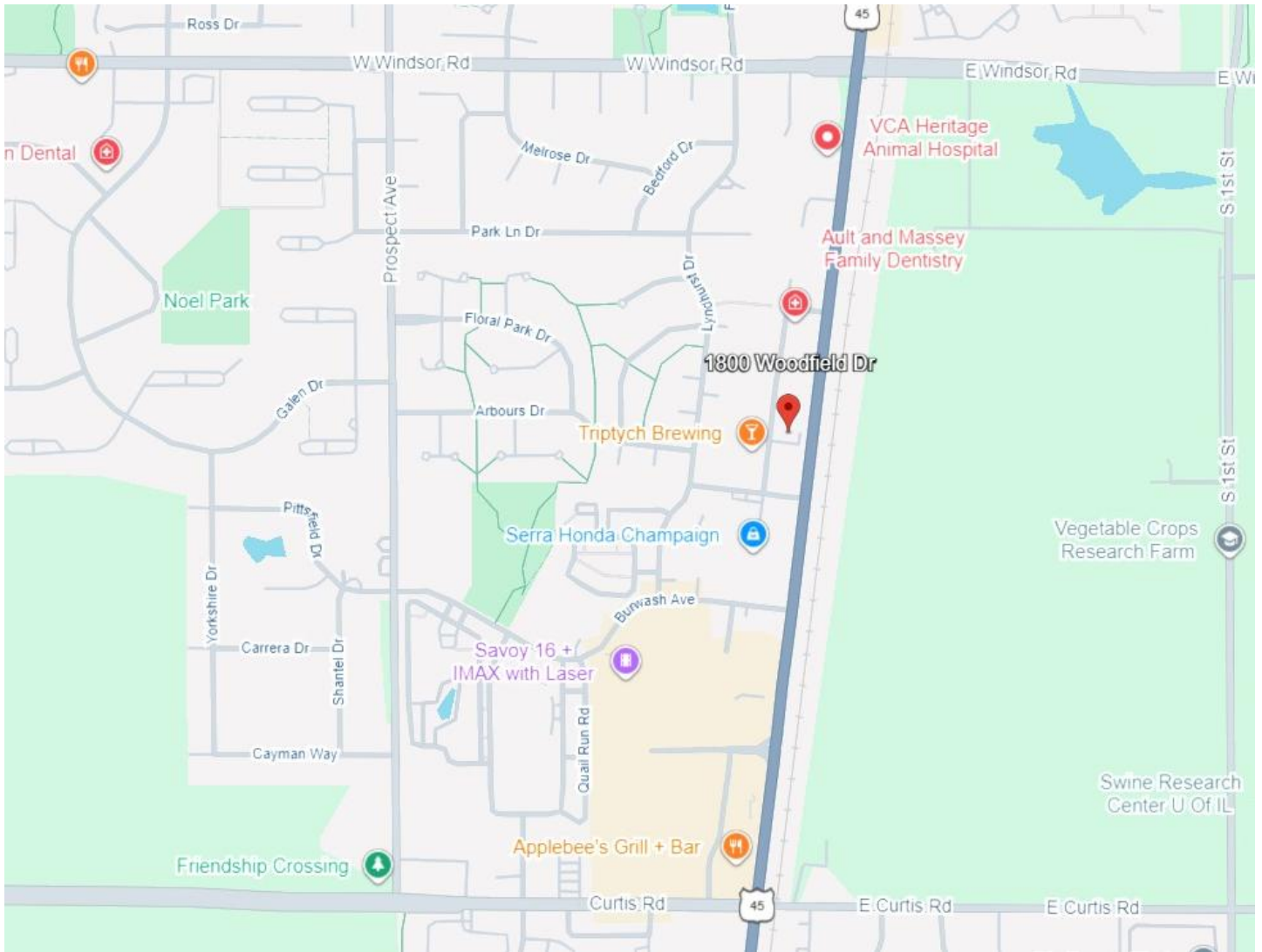
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LOCATION MAP



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