



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WEST CHAMPAIGN OFFICE FOR LEASE

\$14.00 / SF / MOD. GROSS



FOR LEASE

2009 Round Barn Rd Ste B.

Champaign, IL 61821

4,000 SF

OFFICE

AVAILABLE SPACE

4,000 SF

LEASE PRICE

\$14.00/ SF Mod. Gross

ZONING

CO- Commercial
Office

PARKING SPACES

Shared

TRAFFIC COUNTS

Round Barn Rd- 1,950
AADT
Crescent Dr- 3,100
AADT

YEAR BUILT

1983

PROPERTY DESCRIPTION

Round Barn South is a three-building office complex totaling more than 25,000 SF in the desirable west Champaign market. The available suite, 2009B Round Barn Road is the middle suite within the westernmost building, and features three private offices, multiple open work areas, a kitchen, and two restrooms. Tenants benefit from ample on-site parking as well as prominent signage opportunities on both the building and the monument sign.

AREA DESCRIPTION

Round Barn South enjoys a prime location at the corner of Round Barn Road and Crescent Drive, just west of Mattis Avenue and immediately south of the Round Barn Shopping Centre. The property offers excellent regional connectivity, situated less than half a mile from Interstate 72. Surrounding properties include a strong mix of national and local tenants such as the Original Pancake House, Jimmy John's, Busey Bank, Centennial High School, Starbucks, and residential housing.



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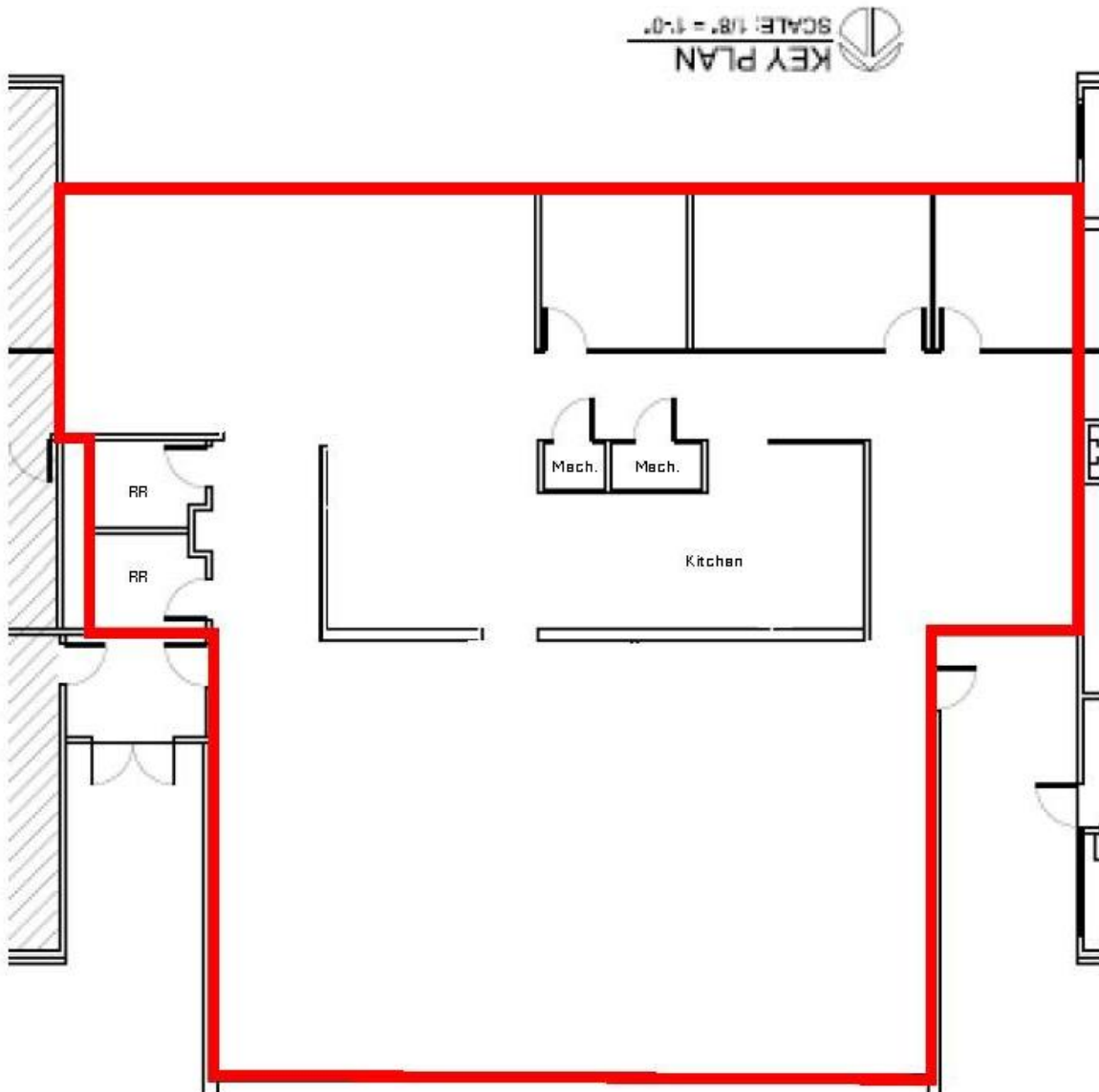
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FOR
LEASE

FLOOR PLAN



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