



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3011A VILLAGE OFFICE PL.

\$13.50 / SF / NNN

FOR LEASE



3011A Office Village Place

Champaign, IL 61822

2,600 SF

OFFICE

LEASE PRICE

\$13.50 SF / NNN

BUILDING SIZE

17,745 SF

TENANCY

Multiple

YEAR BUILT

2007

TAX PIN

46-20-28-204-081

ZONING

CG - Commercial General

PROPERTY DESCRIPTION

The Huddleston Building is a 17,745 SF class-A office building located within the Village at the Crossing development in southwest Champaign. Suite 3011A is +/- 2,600 SF and is located on the lower level of the building. The suite features a welcoming reception area, 11 private offices, conference room, kitchen/breakroom, file storage room, IT closet, multiple storage closets, and access to common restrooms. The building has high-end finishes throughout, and features real cherry and walnut paneling, ceramic tile and marble flooring, and a Tiffany chandelier in the main lobby. The building also features a fire suppression sprinkler system. The lower level is ADA-accessible and accessed by an elevator or stairs.

AREA DESCRIPTION

The subject property is ideally located within the Village at the Crossing development at the corner of Duncan Road and Windsor Road in southwest Champaign. Its location provides easy access to Interstate 57, Interstate 72 and Interstate 74, and is located near numerous professional office and medical buildings, residential neighborhoods, and surrounded by many popular dining options. Local businesses include Edward Jones, Vertex Solutions, Kap Architecture, Billy Barooz, Espresso Royale, Jupiter's and many more.



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
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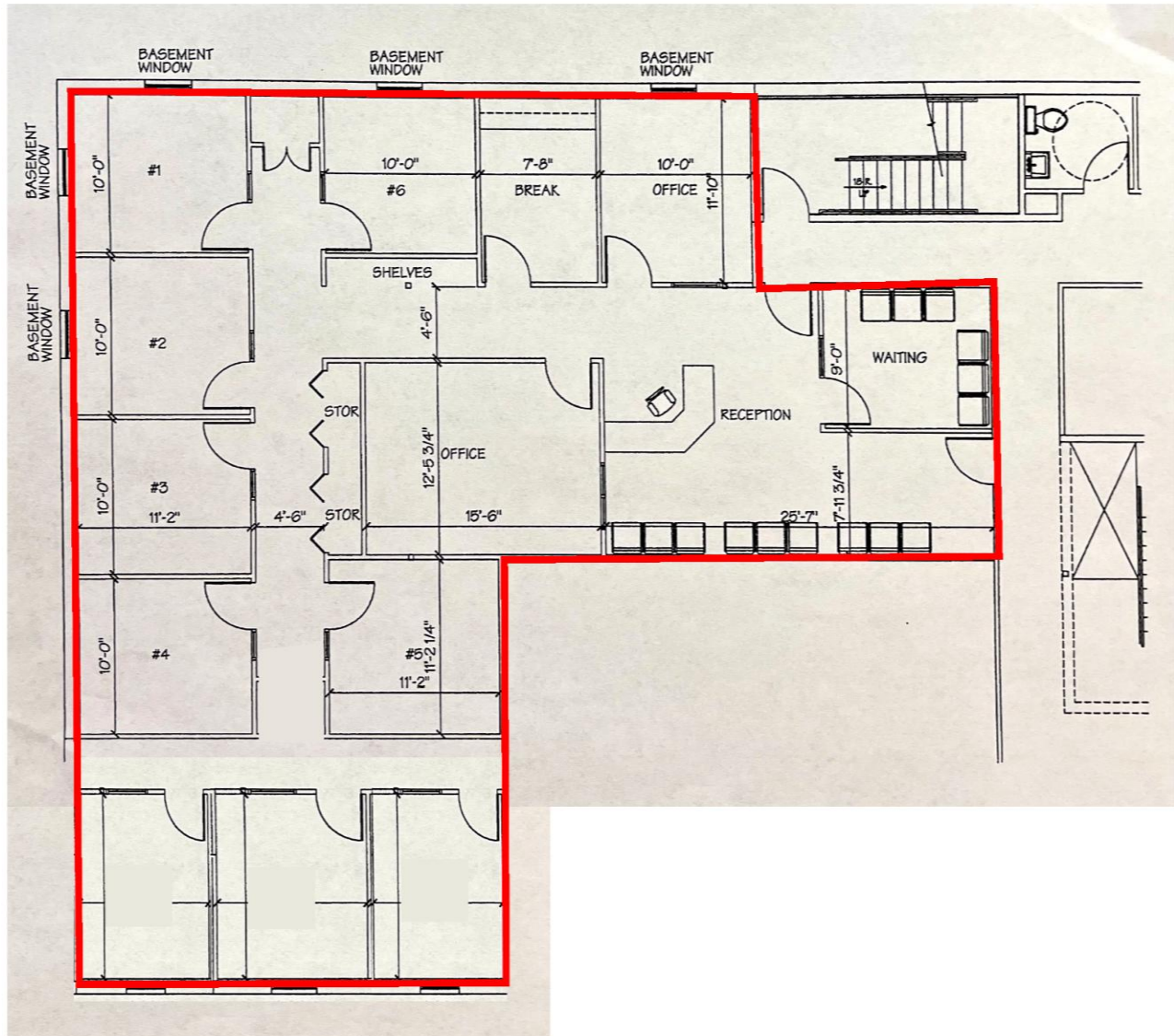
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FOR LEASE

FLOOR PLAN



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AERIAL



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**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CLASS-A OFFICE SPACE FOR LEASE

\$16.00 / SF / NNN

FOR LEASE



3013 Village Office Pl.

Champaign, IL 61822

3,700 SF

OFFICE

AVAILABLE SPACE

3,700 SF

LEASE PRICE

\$16.00/ SF NNN

YEAR BUILT

2007

TRAFFIC COUNTS

Duncan Rd – 5,300 AADT
Windsor Rd – 10,700 AADT

OF PARKING SPACES

Shared

PROPERTY DESCRIPTION

The Huddleston Building is a 17,453 SF class-A office building located within the Village at the Crossing development in southwest Champaign. Suite 3013 comprises 3,700 SF and is prominently situated just inside the main building entrance, offering excellent visibility and convenient access for both tenants and their clients. The suite features a welcoming reception area, ten private offices, a conference room, a kitchen/breakroom, a file storage room, an IT closet, multiple storage closets, and access to common restrooms. The building showcases high-end finishes throughout, including real cherry and walnut paneling, ceramic tile and marble flooring, and a Tiffany chandelier in the main lobby. The building also features a fire suppression sprinkler system.

AREA DESCRIPTION

The subject property is ideally situated within the Village at the Crossing development at the corner of Duncan Road and Windsor Road in southwest Champaign. The location offers convenient access to Interstate 57, 72 and 74, and is surrounded by a strong mix of professional office and medical users, established residential neighborhoods, and numerous popular dining options. Nearby businesses include Edward Jones, Rooted Wealth Advisors, Vertex Solutions, Kap Architecture, Billy Barooz, Espresso Royale, Jupiter's and many more.



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