



**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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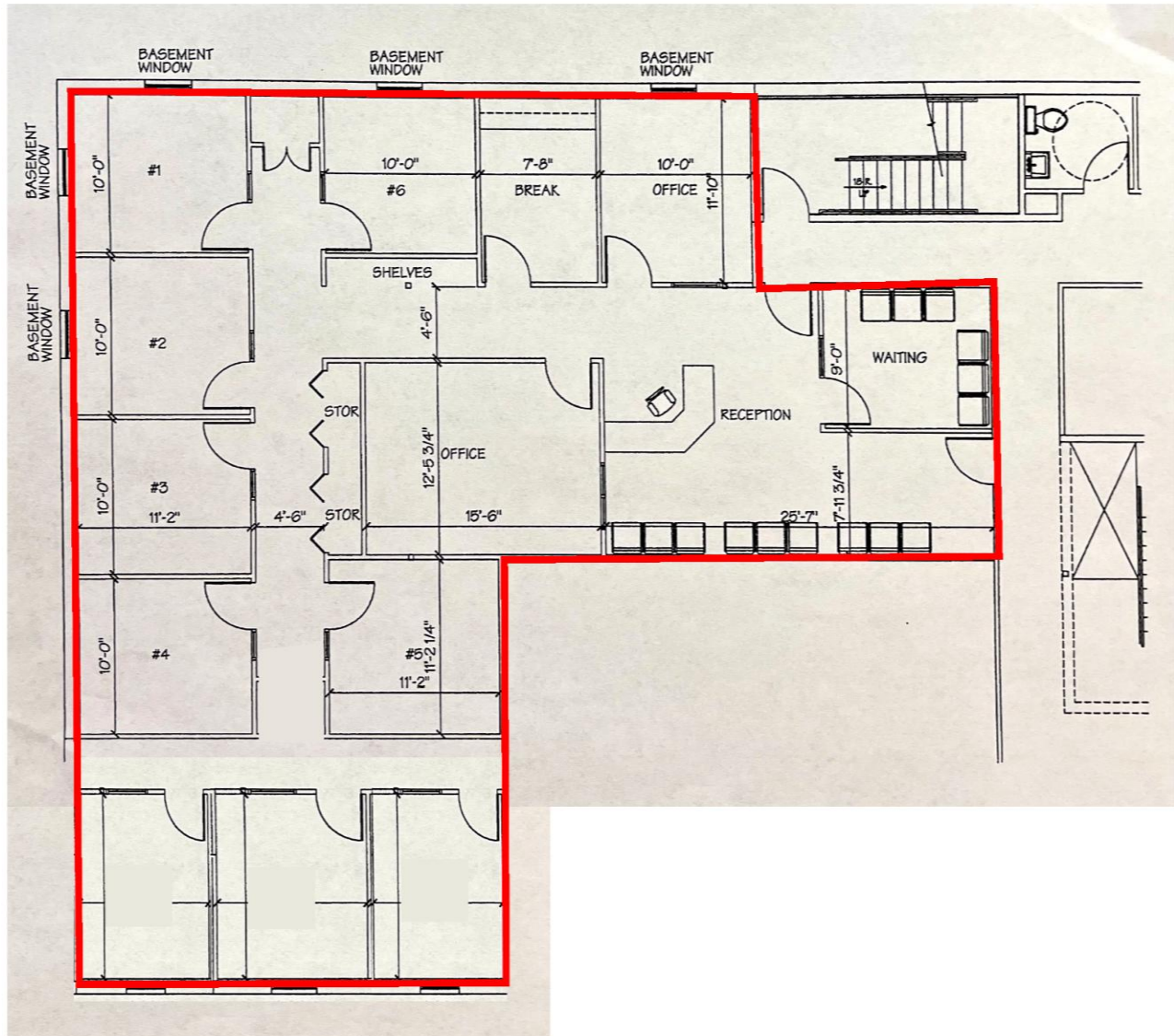
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FLOOR PLAN



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AERIAL



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