

# CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



**1902 Fox Drive  
Champaign, IL 61820**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY  
CHAMPAIGN, IL | 217.352.7712**

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# CHAMPAIGN OFFICE FOR SALE

## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for sale 1902 Fox Drive, a highly flexible, income-producing office asset located within the Champaign Corporate Center.

This 17,915 RSF single-story office building is currently 86% leased and anchored by established long-term tenants, including Comcast and the Illinois Federation of Teachers. The remainder of the building has been repositioned into a premium private office coworking concept known as Parallel, providing a diversified and dynamic income stream.

Located in Champaign Corporate Center, 1902 Fox Drive offers a rare combination of income stability and future flexibility. The property benefits from a hybrid rent roll that offers stable base income from anchor tenants and diversified income from smaller office users.

Corporate Center occupies 70 acres of prime real estate on Champaign's growing southern rim. Located off South Neil Street between Kirby Avenue and Windsor Road, it offers easy access to the University of Illinois campus, as well as Willard airport. Major hotel and conference centers are located close by, making it easy to host large meetings and events nearby. Corporate Center sits adjacent to upscale retail centers and stores. The centers provide Corporate Center employees with a range of breakfast, lunch, and dinner options, as well as other convenient amenities and walking trails.

### NEARBY AMENITIES

- Harvest Market grocery
- Carriage Center retail
- Aspen Tap House restaurant
- Haymakers gas and convenience store

### AREA HOTELS

- Hilton Home2 Suites
- I Hotel and Illinois Conference Center
- Hilton Garden Inn
- Homewood Suites

## PROPERTY INFORMATION

<b>Address</b>	1902 Fox Drive Champaign, IL 61820
<b>Sale Price</b>	\$1,800,000
<b>Building Size</b>	17,915 SF
<b>Land Size</b>	1.87 Acres
<b>Zoning</b>	CO, Commercial Office District
<b>PIN</b>	45-20-24-178-003
<b>RE Taxes</b>	\$67,327 (2024 payable 2025)
<b>Rent Roll &amp; Financials</b>	Available Upon Request



# CHAMPAIGN OFFICE FOR SALE

## PICTURES

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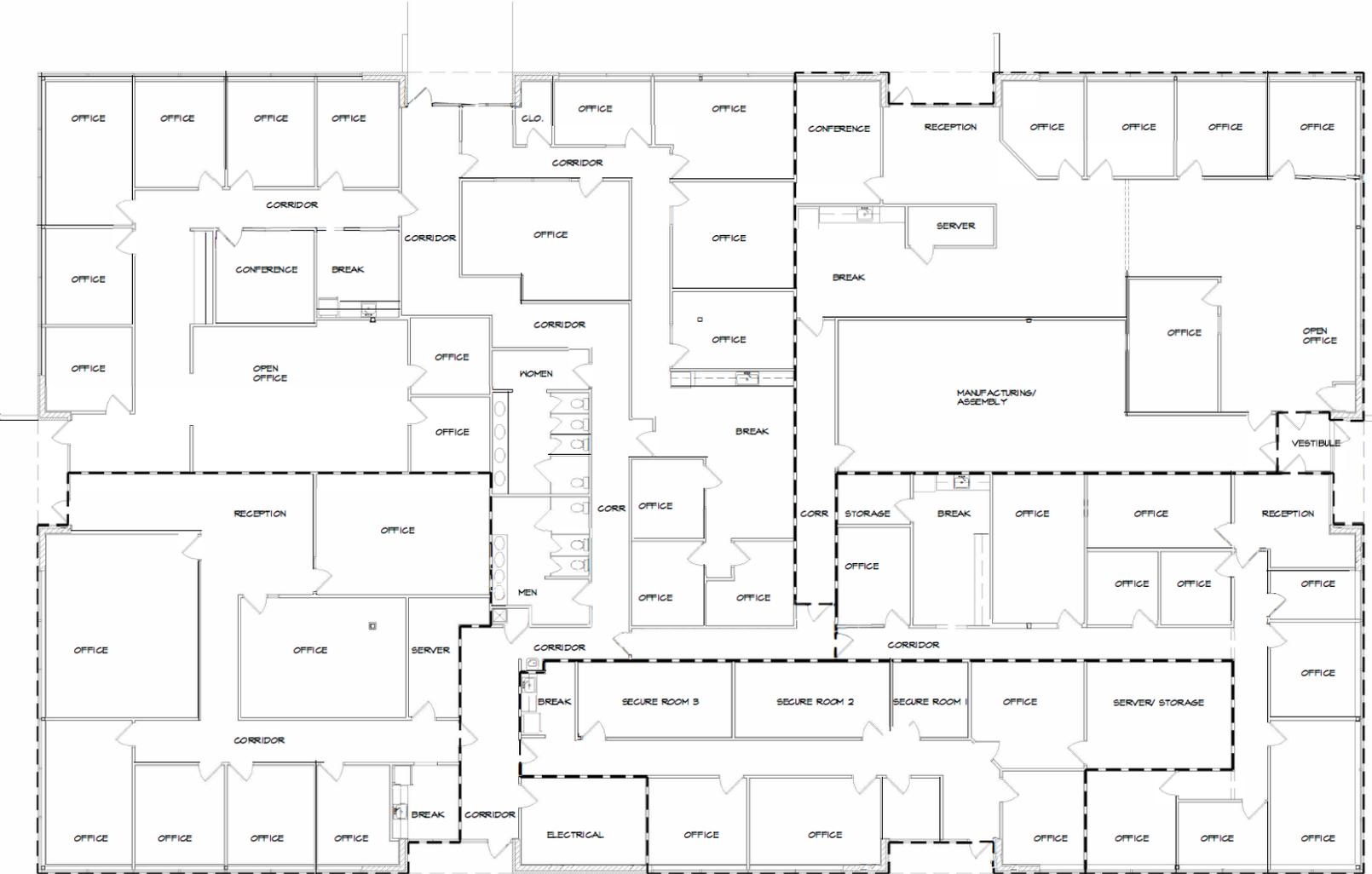
# CHAMPAIGN OFFICE FOR SALE

## PICTURES



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## FLOOR PLAN



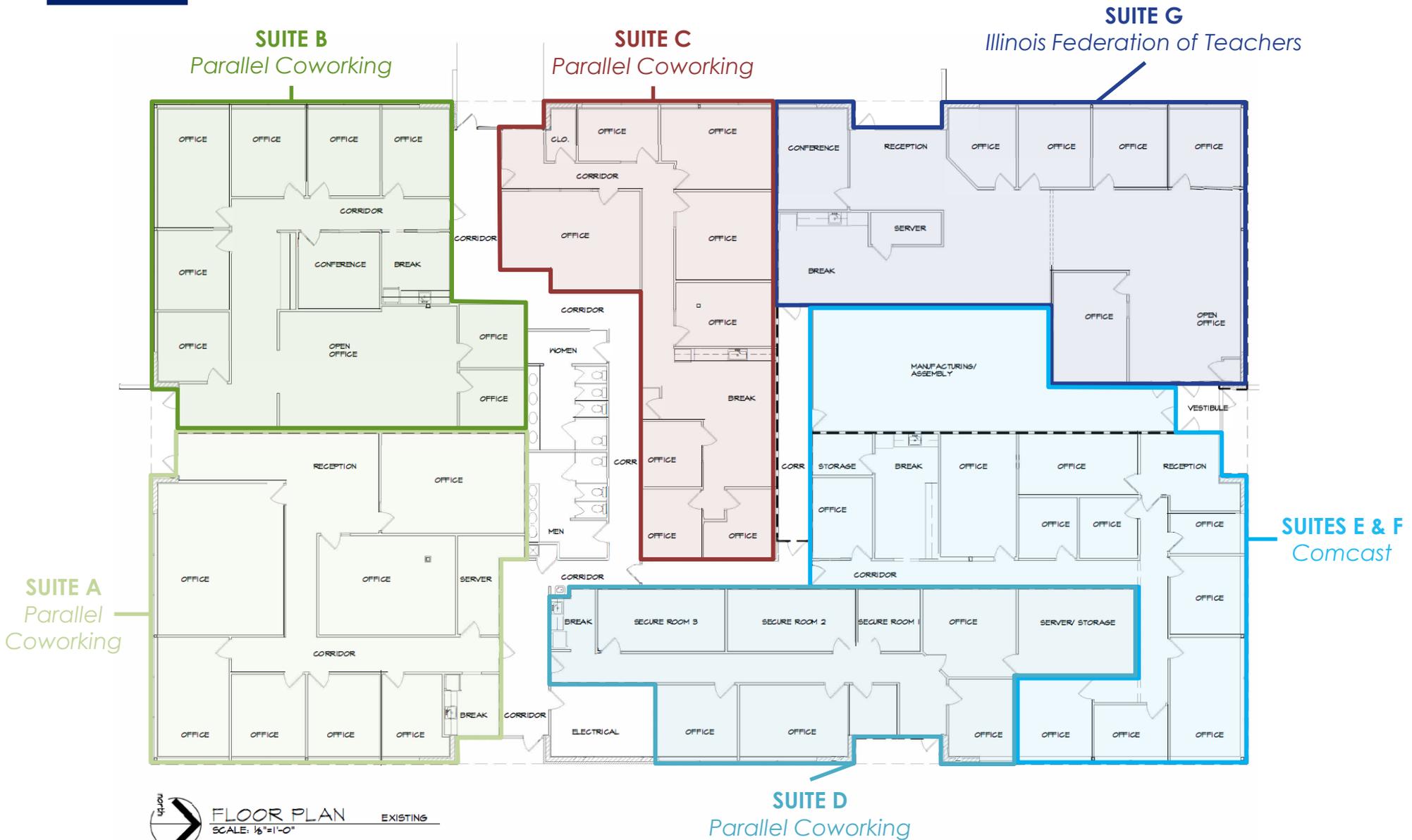
 **FLOOR PLAN** EXISTING  
SCALE: 1/8"=1'-0"

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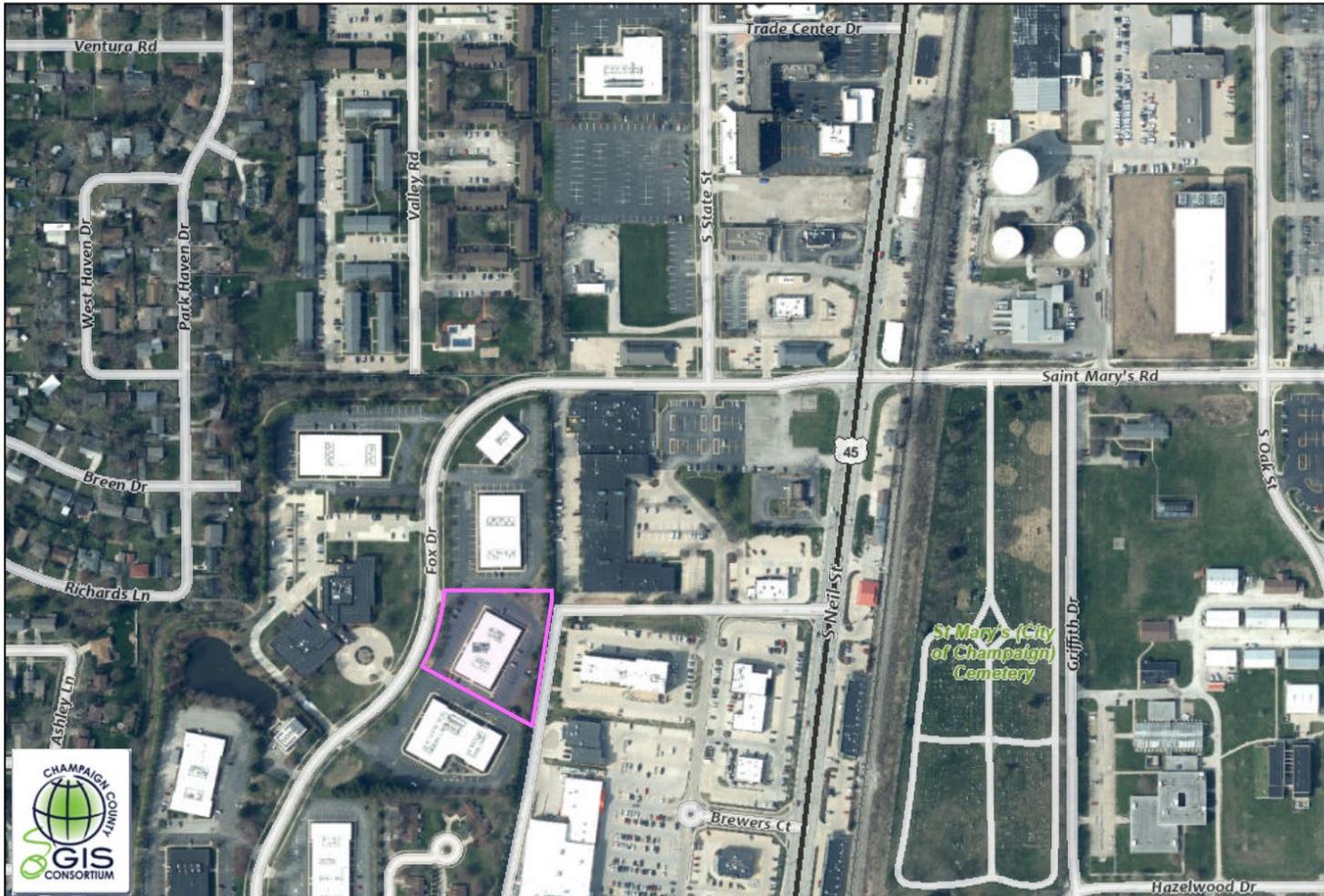
## FLOOR PLAN – TENANT & SUITE LOCATIONS



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## AERIAL

### GIS Webmap Public Interface Champaign County, Illinois



230

Feet

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## OFFERING HIGHLIGHTS

- 86% leased with stable in-place income
- Anchored by two (2) creditworthy, long-term tenants
- Flexible suite configuration (2,200 – 3,300 SF)
- Located in a well-established corporate office park with adjacent retail and hospitality amenities