

CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**1902 Fox Drive
Champaign, IL 61820**

Dana Flinn-Freeland

O: 217.318.3496

E: DANA@CBCDR.com

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: AJT@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

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



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

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

Address	1902 Fox Drive Champaign, IL 61820
Sale Price	\$1,925,000
Building Size	17,915 SF
Land Size	1.87 Acres
Zoning	CO, Commercial Office District
PIN	45-20-24-178-003
RE Taxes	\$50,421.60 (2025 payable 2026)



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



CHAMPAIGN OFFICE FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PICTURES

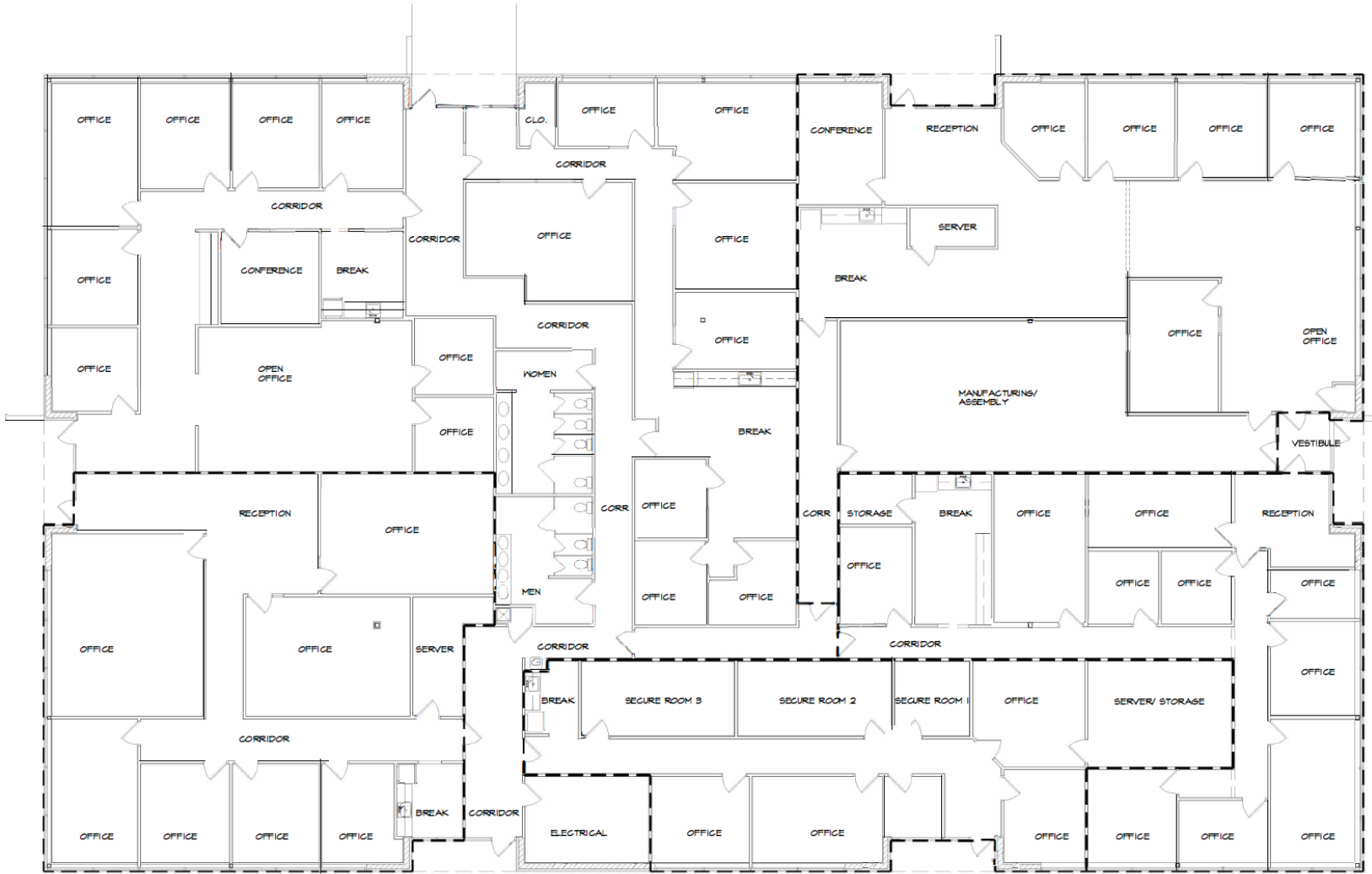


CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FLOOR PLAN



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

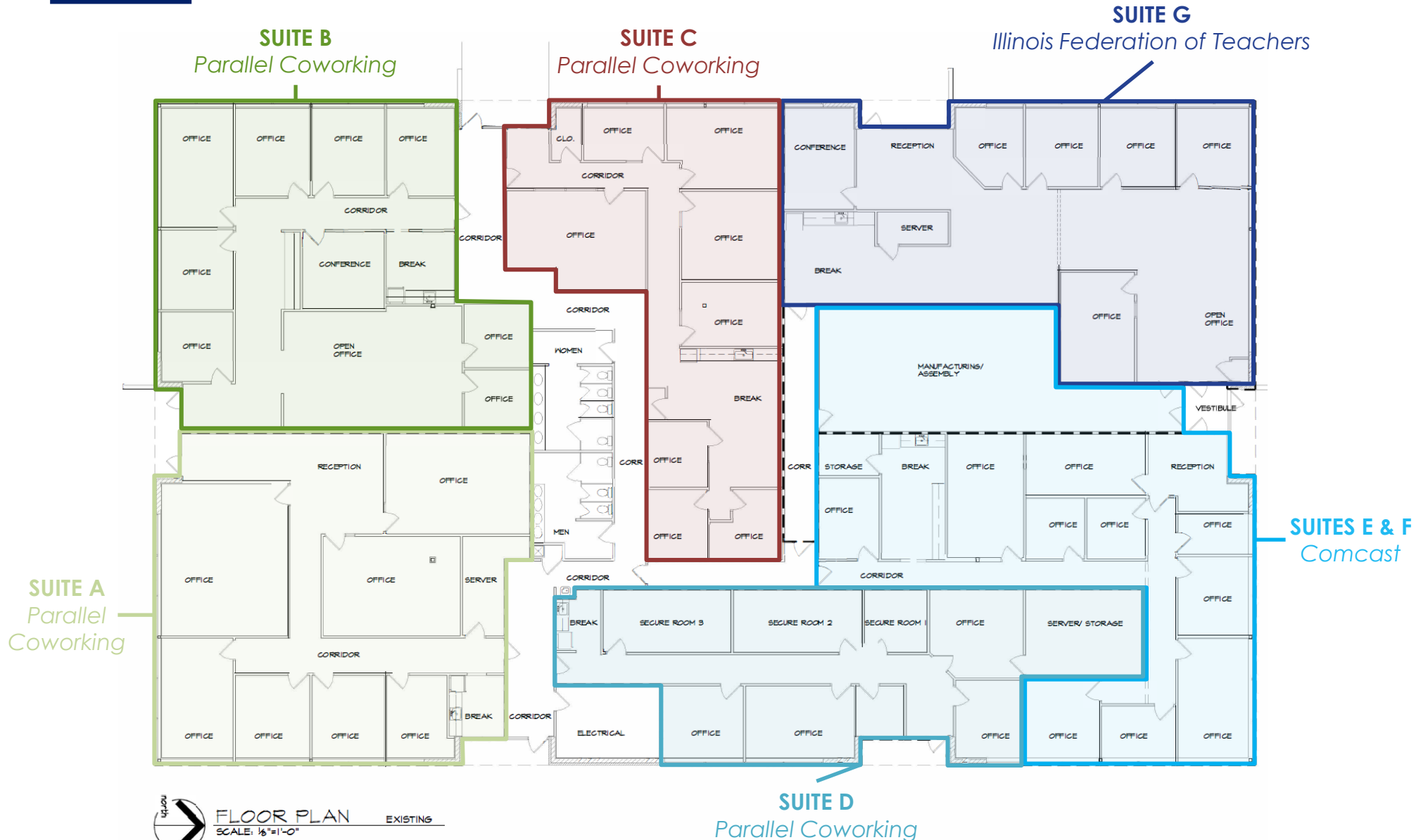
EXISTING

CHAMPAIGN OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

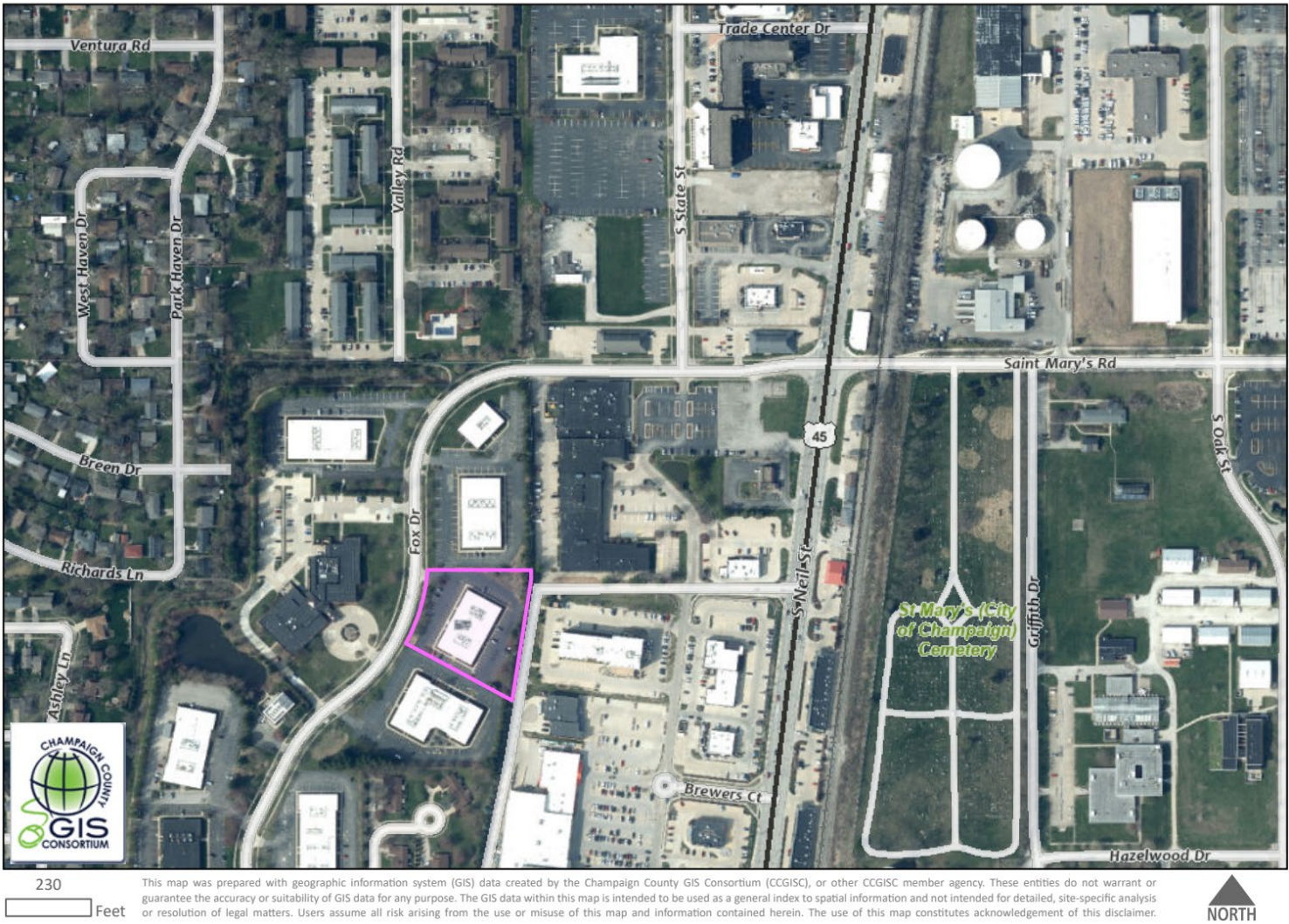
FLOOR PLAN – TENANT & SUITE LOCATIONS



CHAMPAIGN OFFICE FOR SALE

AERIAL

GIS Webmap Public Interface Champaign County, Illinois



CHAMPAIGN OFFICE FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONTACT

Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



AJ Thoma III, CCIM, SIOR

Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



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