DEVONSHIRE COMMONS

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY



Devonshire Commons
Champaign, IL 61820

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Address	401-481 Devonshire Dr. Champaign, IL 61820
Lease Price	$13.00-$14.00/ SF NNN
Available SF	1,803-2,570 SF
Year Built	1984 & 1988
Parking	Shared
Zoning	CO- Commercial Office
2026 NNN Expenses	$7.64/ SF

Property is owned by a licensed Illinois real estate broker.



401 Devonshire | 1,830 SF | $14.00/ SF NNN | Consists of five private offices, large open reception area, two restrooms, and a small kitchenette. This office space has great frontage along Devonshire Drive.

409 Devonshire | 2,450 SF | $13.00/ SF NNN | Located in the east building on the south side. The main level (1,770 SF) has a small reception area, conference room, three private offices with windows, one smaller office, large open room, two restrooms, and kitchenette. The loft (680 SF) has an open floor plan. Tenant has access to a monument sign along Devonshire Drive. NNN expenses are based on the main level square footage only.

415 Devonshire | 2,570 SF | $13.00/ SF NNN | Consists of beautiful office space with open reception area. The main level (1,850 SF) has a large reception area, conference room, storage, workspace, one smaller office, and two executive size office with big windows and vaulted ceilings, and kitchenette. The loft (720 SF) has three private offices with glass windows that look down on the reception area. Tenant has access to a monument sign along Devonshire Drive. NNN expenses are based on the main level square footage only.

481 Devonshire | 1,847 SF | $14.00/ SF NNN | Was a former orthodontic medical office. It consists of four private offices, reception/lobby area, open work area (which could be built-out to accommodate two additional private offices), two restrooms, lab area, and a small kitchenette. This space has great frontage along Devonshire Drive.

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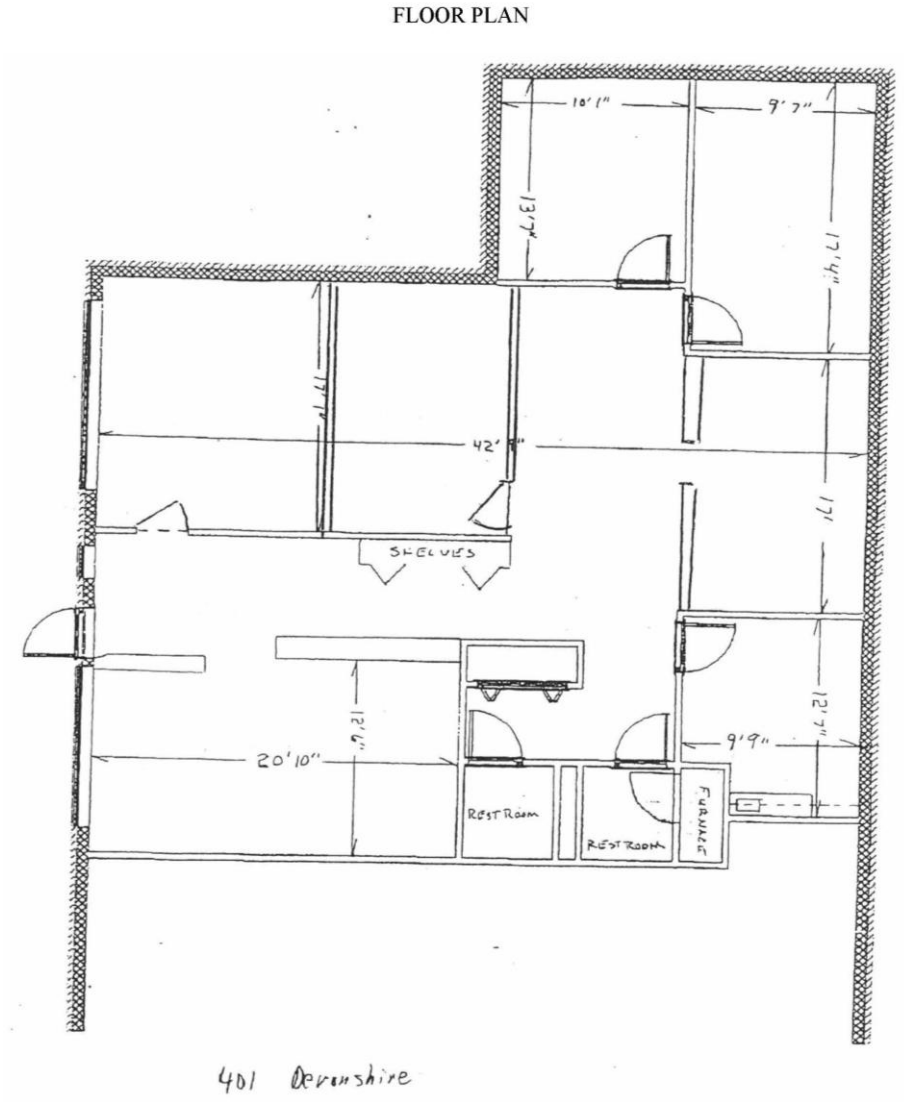
FLOOR PLAN – 401 Devonshire Dr



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SUITE PICTURES – 401 Devonshire Dr













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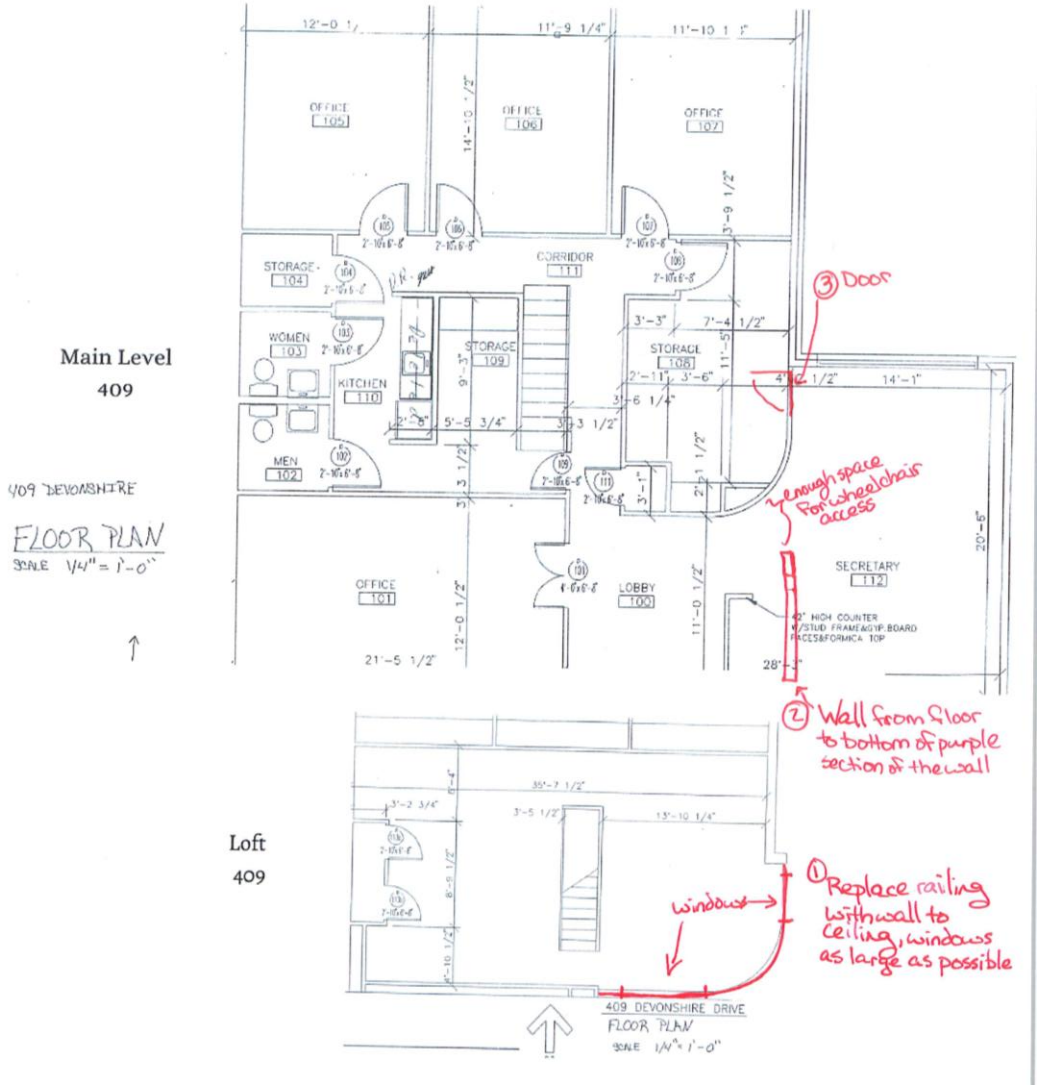
FLOOR PLAN – 409 Devonshire Dr



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SUITE PICTURES – 409 Devonshire Dr













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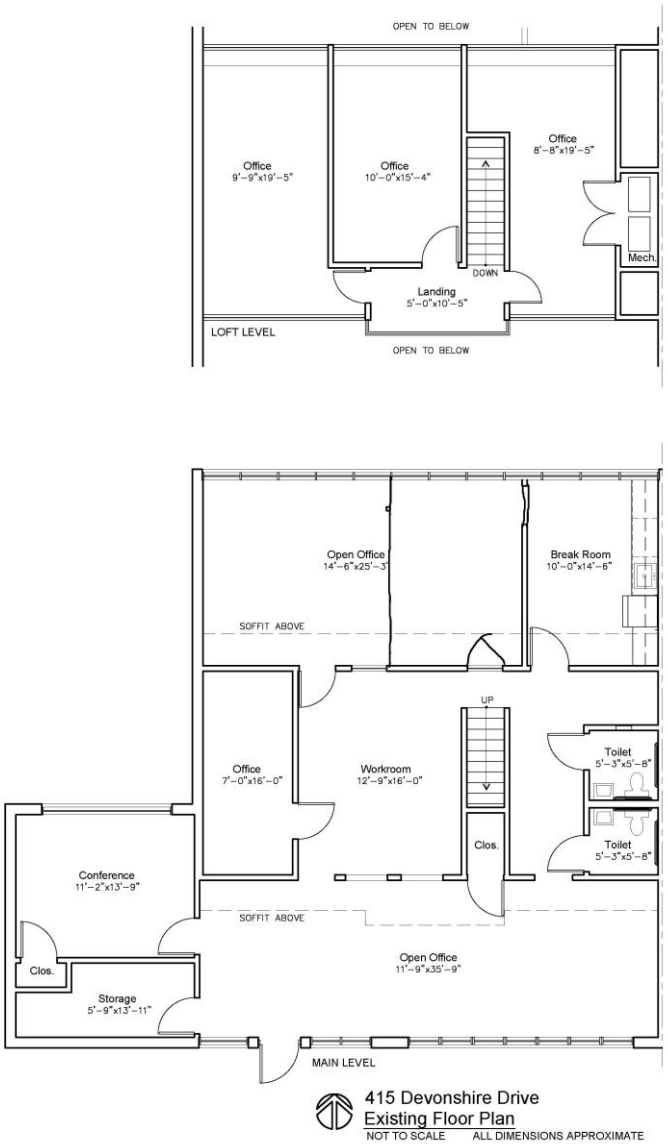
FLOOR PLAN – 415 Devonshire Dr



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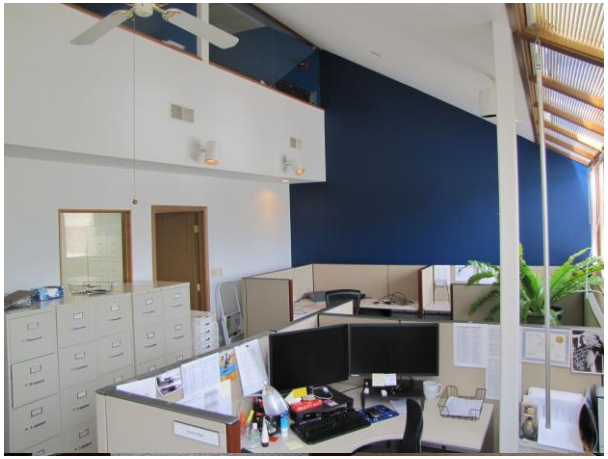
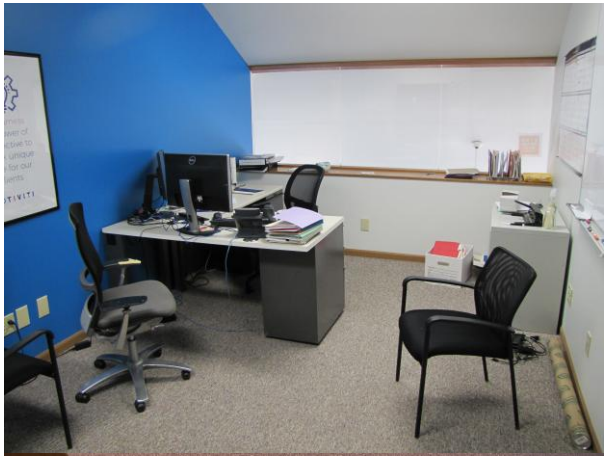
SUITE PICTURES – 415 Devonshire Dr













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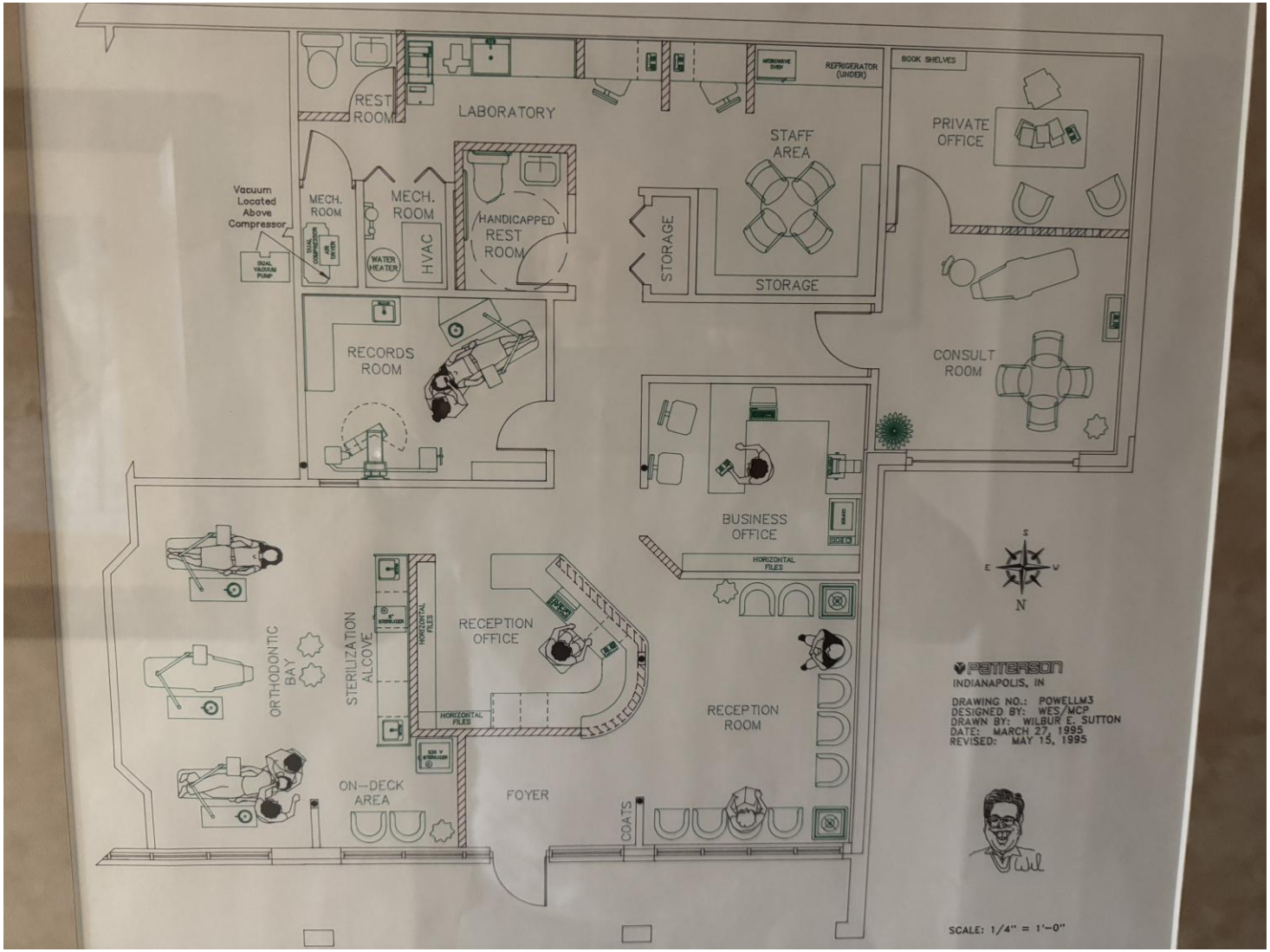
FLOOR PLAN – 481 Devonshire Dr



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SUITE PICTURES – 481 Devonshire Dr













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AREA PROFILE

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The city of Champaign is a vibrant community in central Illinois that is home to the states flagship University – the University of Illinois at Urbana-Champaign. The City of Champaign lies 136 miles south of Chicago, 118 miles west of Indianapolis, IN and 180 miles northeast of St. Louis, MO.

The area benefits from a strong healthcare industry and is served by Carle (7,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #13 public university in the nation, and has over 56,000 students and 14,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

The City of Champaign part of the Champaign-Urbana micro-urban community, and is home to over 600 acres of parks and natural areas, an award-winning library, and numerous annual events including the Boneyard Arts Festival and Pygmalion Festival.

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.



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CONTACT

Zach Wetherell

Senior Vice President

CBCDR

Illinois Licensed Real Estate Broker

O: 217.403.3374

zach.wetherell@cbcdr.com





OFFERING HIGHLIGHTS

- Central location
- Fiber internet
- Flexible floorplans

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