



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER

\$12.00 / SF / NNN



FOR LEASE

201 Knollwood Drive

Champaign, IL 61820

2,410 SF

OFFICE

LEASE PRICE/TYPE

\$12.00 / SF / NNN

BUILDING SIZE

9,640 SF

AVAILABLE SPACE

2,410 SF

YEAR BUILT

1999

BUILDING CLASS

B

TAX PIN

445-20-24-378-006

ZONING

CO – Commercial Office

PARKING

33 Spaces

PROPERTY DESCRIPTION

Suite B is located on the northwest side of the building and consists of reception area, four private offices, one conference room, breakroom, two restrooms, server room, and storage room. Signage available on monument sign along Knollwood Drive. Building is located along the MTD bus route.

AREA DESCRIPTION

Subject property is located in Corporate Center. Corporate Center runs along Fox Drive from St. Mary Road to Windsor Avenue to the south. It is centrally located in south Champaign with close proximity to the University of Illinois, Research Park and Carriage Center Shopping along Neil Street (21,000 vehicles/day). Corporate Center is home to several large employers including Jimmy Johns, Amdocs, and several University of Illinois departments. Restaurants and retail shopping within close proximity.



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201 W Springfield Ave. 11th Floor
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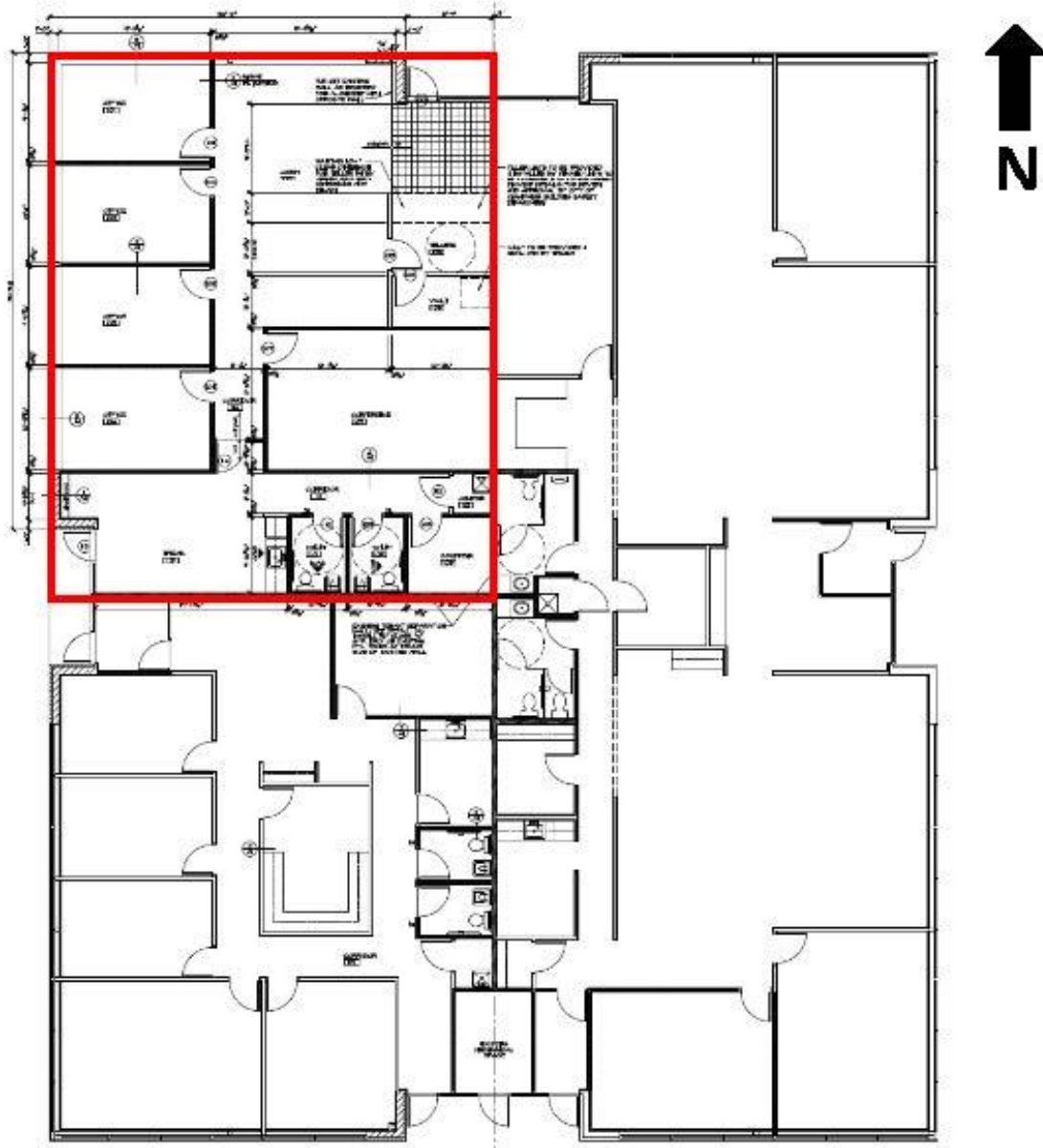
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**FOR
LEASE**

FLOOR PLAN



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