



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## CLASS-A OFFICE SPACE FOR LEASE

\$15.00 / SF / NNN

FOR LEASE



### 3015B Village Office Pl.,

Champaign, IL 61822

**1,200 SF**

**OFFICE**

#### LEASE PRICE

\$15.00 / SF

#### LEASE TYPE

NNN

#### AVAILABLE SPACE

1,200 SF

#### BUILDING SIZE

17,453 SF

#### TAX PIN

46-20-28-204-081

#### PARKING

Shared

#### ZONING

CG – Commercial  
General

#### YEAR BUILT

2007

### PROPERTY DESCRIPTION

The Huddleston Building is a 17,453 SF class-A building located at the Village at the Crossing in southwest Champaign. Suite 3015B is +/- 1,200 SF and located on the first floor of the building. The suite features a large open work area, 3 private offices, a kitchen / breakroom, a flex room for files, network, copy, etc., and shared restrooms on the floor. 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.

### 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.



**JOSH MARKIEWICZ**

217-403-3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



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201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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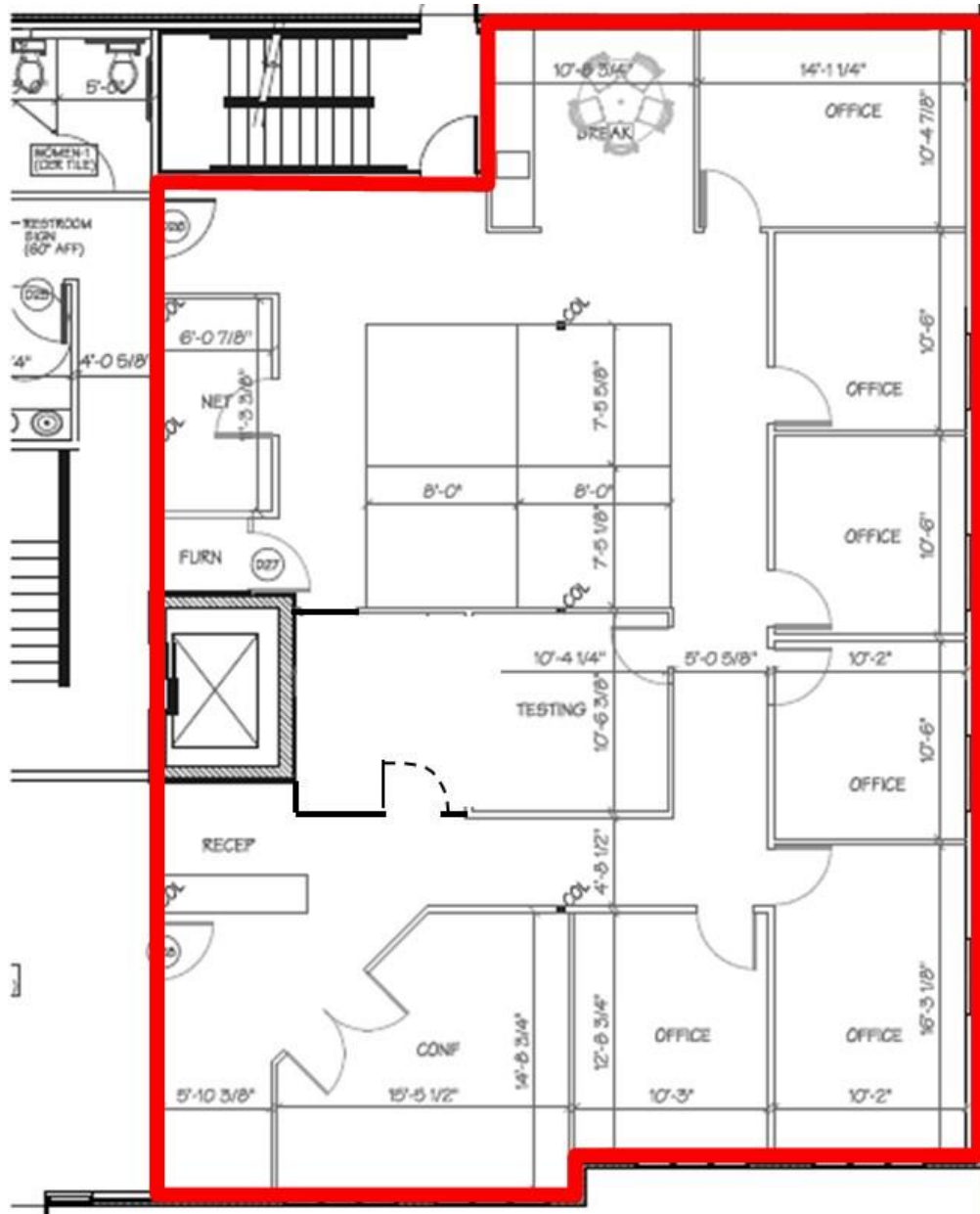
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### FLOOR PLAN



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217-403-3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



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