



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 2407 VILLAGE GREEN PLACE

\$15-18 / SF / NNN

FOR LEASE



### 2407 Village Green Place

Champaign, IL 61822

1,450 – 4,400 SF

RETAIL/OFFICE

#### LEASE PRICE

\$15-\$18 / SF

#### LEASE TYPE

NNN

#### BUILDING SIZE

7,590 SF

#### AVAILABLE SPACE

1,450 – 4,400 SF

#### NNN EXPENSES

\$5.85/SF

#### ZONING

CG

#### YEAR BUILT

2005

#### BUILDING CLASS

A

### PROPERTY DESCRIPTION

The building offers a total of 4,400 SF of contiguous space between Subway and Espresso Royale. The space is currently setup for one large user with a reception area, large open space in the front with lots of natural light, six exam rooms with plumbing, office area, breakroom, storage area, and ADA restrooms. The space can easily be subdivided down into three separate tenant spaces, if needed. The smallest space available would be 1,450 SF. Signage is available on both the north and south side of the building. The space suits itself well for medical, office, or retail use.

### AREA DESCRIPTION

The building is located in the Village at the Crossings commercial development located in southwest Champaign at the corner of Windsor Road and Duncan Road. It is strategically located along Windsor Road just west of Walgreens. Subway and Espresso Royale are the end cap tenants in the building. The area is close to the growing Carle at the Fields development and the area has easy access to Interstate 57. Village at the Crossing is a retail and office development and is home to many local, regional, and national tenants.



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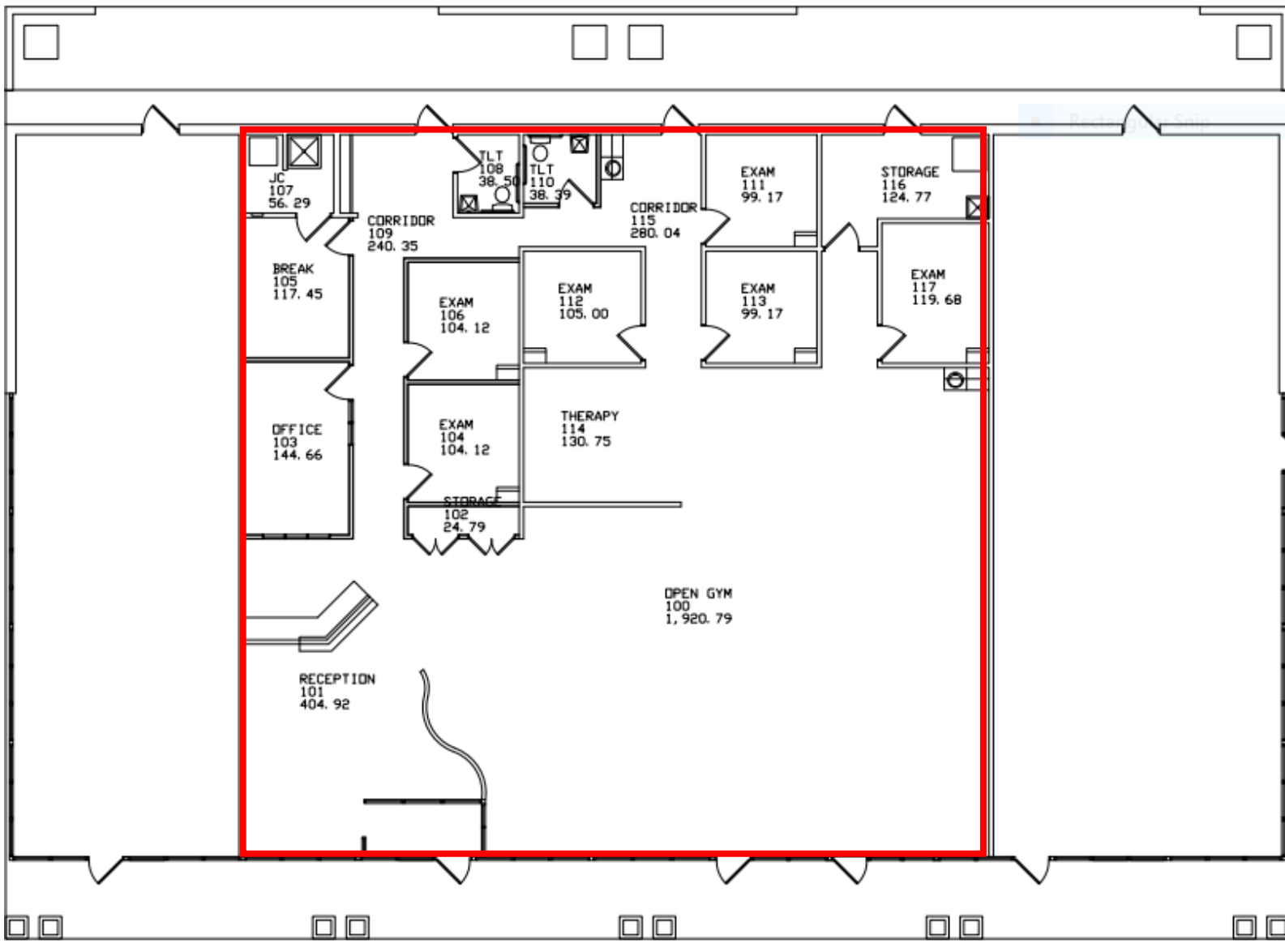
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## FLOOR PLAN



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