

Class A Office For Lease



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Class A Office Building For Lease

2215 Fox Dr.
Champaign, IL 61820

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this Class A Office building located at 2215 Fox Dr. This 24,954 SF corporate office building features 40 Private offices along the perimeter, 3 large perimeter conference rooms, 1 large conference room, 2 banks of restrooms (updated in 2020), large kitchen (updated in 2021), large Server room, and many other storage, mail, and janitorial closets. The building features 1200 Amp 480V service, wet sprinkler system, and the space looks gently used. There are 95 parking spots adjacent and around the building. The building is adjacent to Mattis Park with beautiful views, ponds, and walking paths. Ownership would consider subdividing the building for the right tenant. The current tenant will be retooling their other buildings to accommodate remote schedules. Please do not bother the Current Tenant. All showings will need to take place during normal business hours and be set up a minimum of 48 hours in advance.

The property is located in Corporate Center, which is an upscale office park that runs along Fox Drive from St. Mary's Road (North) to Windsor Avenue (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.

PROPERTY INFORMATION

ADDRESS	2215 Fox Drive, Champaign IL
LEASE PRICE	\$12 - \$15.00/SF NNN
TAX PIN	45-20-24-326-020
AVAILABLE SPACE	Up to 24,954 SF January 1, 2024
BUILDING SIZE	24,954 SF
ZONING	CO-Commercial Office
YEAR BUILT	1998
NNN Est.	\$5.79/SF - 2022





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FLOOR PLAN



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AERIAL



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Attractive Building
- Well Maintained
- Many Recent Updates
- Centrally Located to Amenities