



1906 Fox Drive

Champaign, IL 61820

20,459 SF

OFFICE

LEASE PRICE

\$12.00 SF

BUILDING SIZE

25,000 SF

AVAILABLE SPACE

20,459 SF

YEAR BUILT

1987

TAX PIN

45-20-24-178-004

ZONING

CO - Commercial Office

PARKING SPACES

90

BUILDING CLASS

B

PROPERTY DESCRIPTION

1906 Fox Drive is a 25,000 SF office building that was built in 1987 and remodeled in 2015. The building offers 20,459 SF of available space, which can be subdivided to smaller suites for a qualified tenant. The space has two large open work areas, several large conference/training rooms, 36 private offices (many along the perimeter with windows), kitchen/breakroom, and multiple restrooms. The building has frontage along Fox Drive and a monument sign for additional visibility. The building features a large parking field and 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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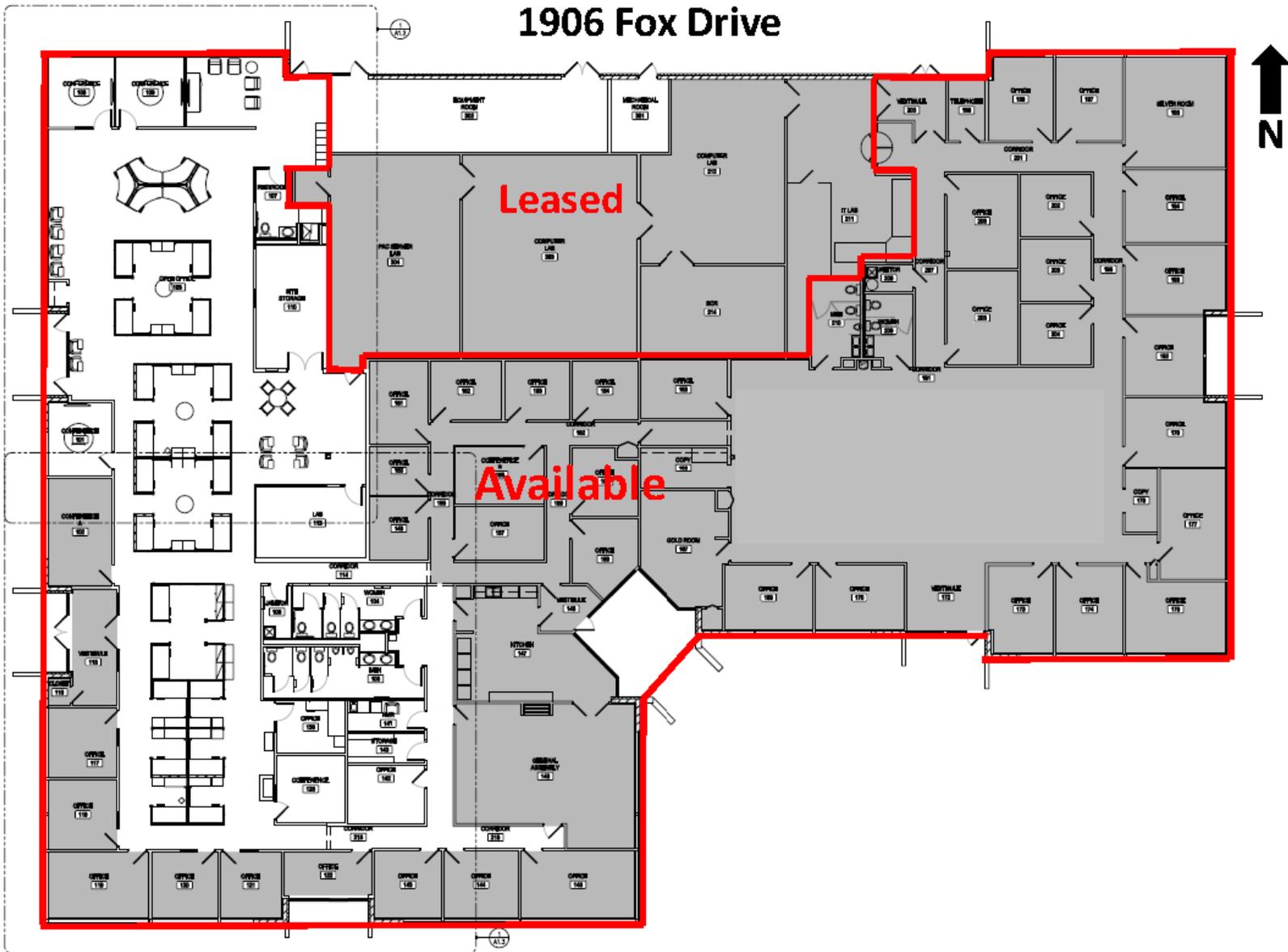
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FLOOR PLAN



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