



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER – 2302 FOX DRIVE

\$12.00/ SF NNN



FOR LEASE

2302 Fox Drive, Suites A, C & D

Champaign, IL 61820

2,518 – 9,450 SF

OFFICE

LEASE PRICE

\$12.00/ SF NNN

BUILDING SIZE

20,000 SF

AVAILABLE SPACE

Suite A 9,450 SF

Suite C 2,518 SF

Suite D 4,197 SF

ZONING

Commercial Office

PARKING

107 Spaces

TAX PIN

45-20-24-378-005

PROPERTY DESCRIPTION

Suite A is 9,450 SF and features 8 private offices, conference room, multiple large open areas, kitchen, reception area, and men's and women's restrooms.

Suite C is 2,518 SF and features 1 private office, conference room, open work area, kitchenette, and men's and women's restrooms.

Suite D is 4,197 SF and is mostly wide-open, with 2 private offices, conference room, kitchen / breakroom, and men's and women's restrooms.

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. The building is located along the MTD bus route.



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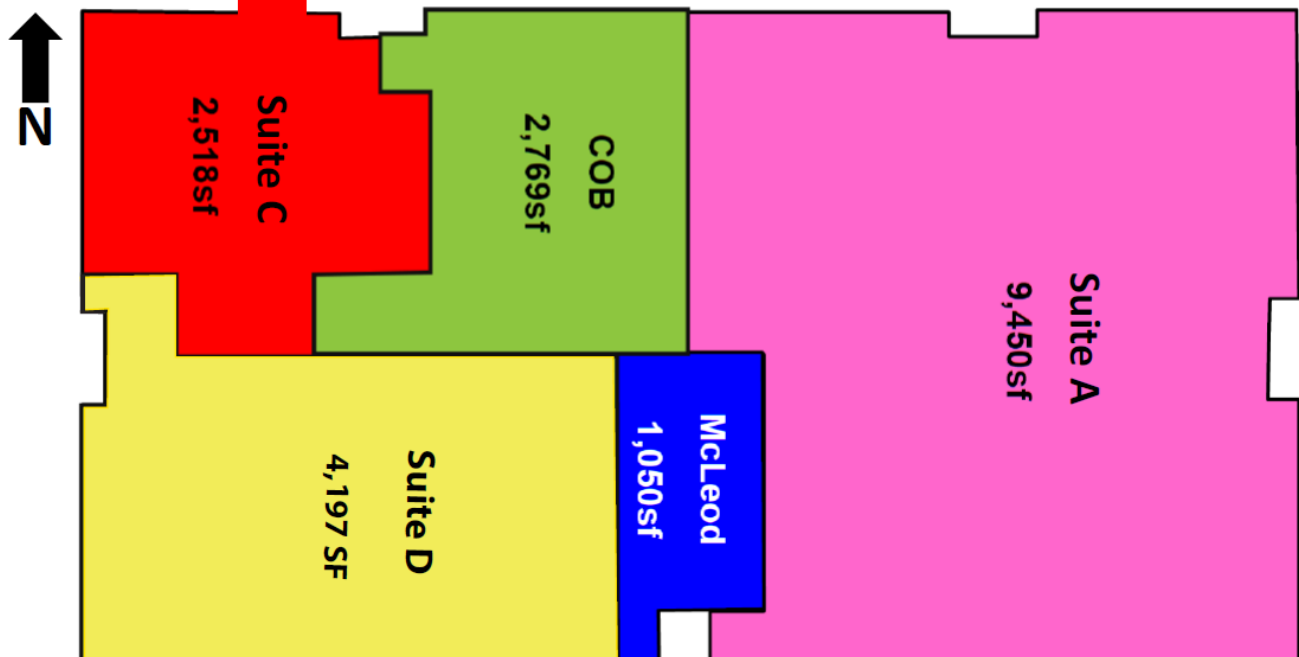
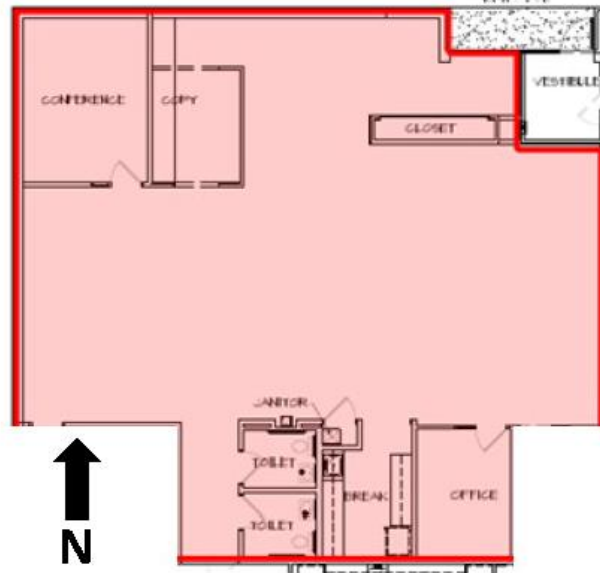
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**FOR
LEASE**

FLOOR PLAN – Suites A, C, D

2302 Fox Drive – Suite C



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