



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CORPORATE CENTER

\$14.00 / SF / NNN

FOR LEASE



2004 Fox Drive, Suite K

Champaign, IL 61820

2,500 SF

OFFICE

LEASE PRICE

\$14.00 SF

AVAILABLE SPACE

Suite K – 2,500 SF

TAX PIN

45-20-24-328-003,
004

PARKING SPACES

97

BUILDING SIZE

25,100 SF

YEAR BUILT

1988

ZONING

CO – Commercial
Office

BLDG. CLASS

B

PROPERTY DESCRIPTION

Located in the Corporate Center Office Park, 2004 Fox Drive is a ±25,100 square foot multi-tenant office building with a brick façade and ample parking. Built in 1988, the building is centrally positioned within the community, just west of Neil Street.

Suite K, situated in the southwest corner of the building, offers approximately 2,500 square feet of office space in primarily shell condition. The suite includes a reception area, break room, office, storage room, and two restrooms, and requires additional build-out to be fully functional. The building benefits from a monument sign along Fox Drive and is located along an 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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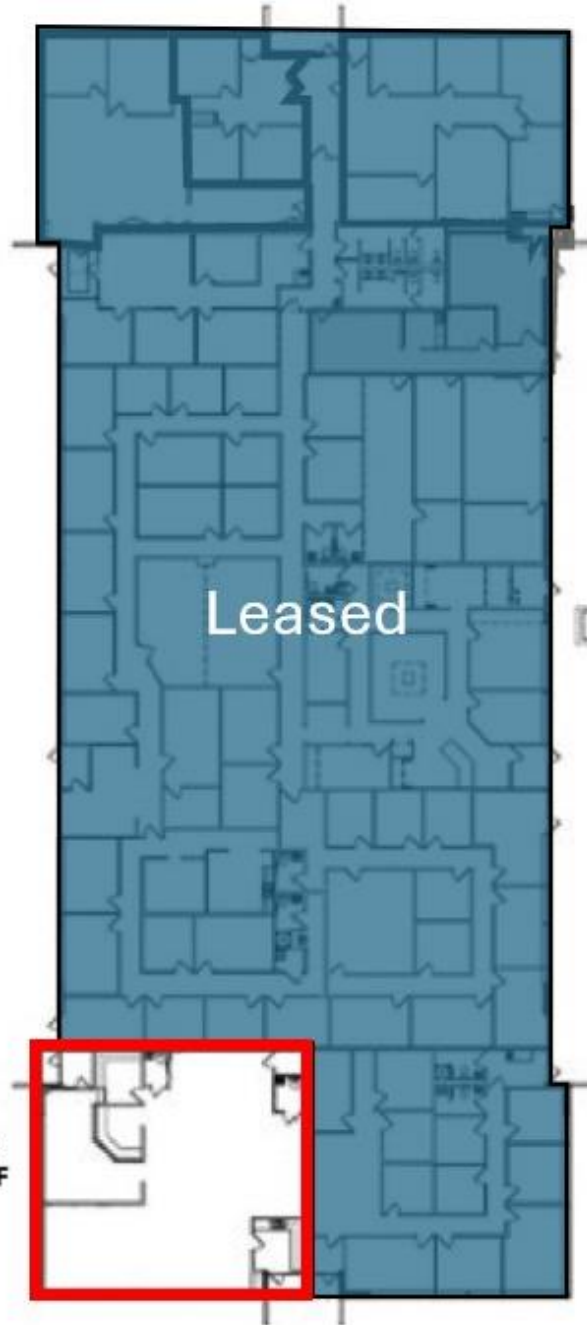
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**FOR
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FLOOR PLAN



**Suite K
2,500 SF**



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