



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Devonshire Commons – Sublease

\$15.00 / SF / NNN



FOR SUBLEASE

407 Devonshire Dr.

Champaign, IL 61820

1,850 SF

OFFICE/RETAIL

SUBLEASE PRICE

\$15.00 SF

LEASE TYPE

NNN

BUILDING SIZE

19,299 SF

AVAILABLE SPACE

1,850 SF

TAX PIN

45-20-24-327-003

ZONING

CO-Commercial Office

YEAR BUILT

1984 & 1988

TENANCY

Multiple

PROPERTY DESCRIPTION

This sublease opportunity consists of private four offices, conference room, small reception area, open work area, two restrooms, and a small kitchenette. The open work area can be converted into an additional two offices if needed. This office space has frontage along Devonshire Drive. The NNN expenses for 2025 are estimated at \$6.92/SF.

AREA DESCRIPTION

This office building is located at the southeast corner of Devonshire Drive and Fox Drive in an attractive professional office park. The building is within close proximity to Mattis Park and the University of Illinois, and only a block away from the new 17 acre Carriage Center development which boasts retailers like Harvest Market, ACE Hardware, Hilton Extended Stay, Starbucks, Dave's Hot Chicken, Chipotle, Aspen Tap House, and AT&T.



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
cbcdr.com





**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

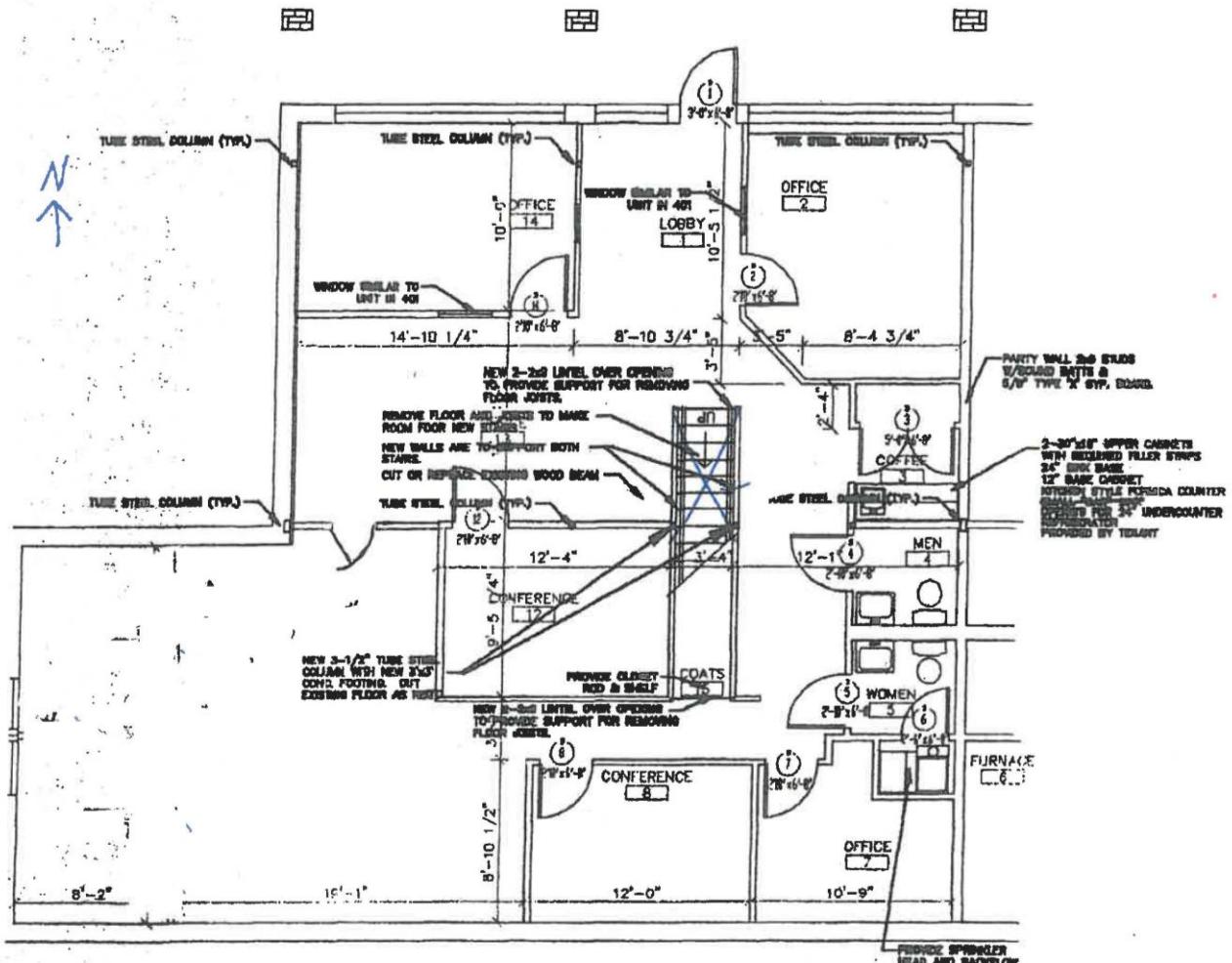
Devonshire Commons – Sublease

\$15.00 / SF / NNN

**FOR
SUBLEASE**

FLOOR PLAN

Exhibit C



DEVONSHIRE DRIVE

LOWER LEVEL PLAN



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.