



**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.



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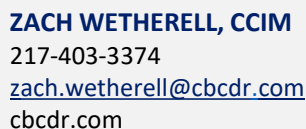
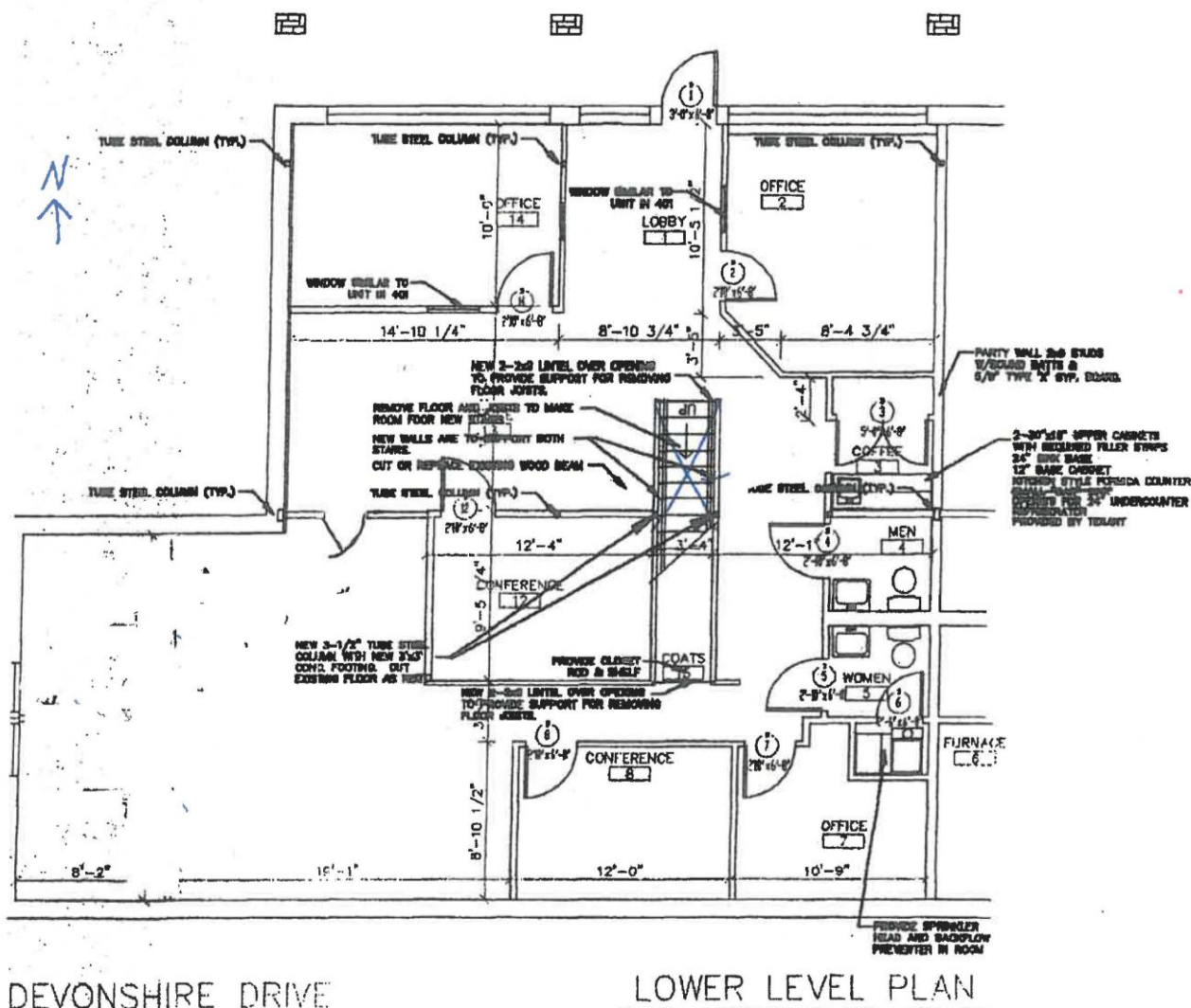


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## FLOOR PLAN

Exhibit C



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