

# Champaign Corporate Center

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1902 Fox Drive  
*Available Space*



# CORPORATE CENTER

## CORPORATE CENTER OVERVIEW

The Corporate Center occupies 70 acres of prime real estate on Champaign's growing southern rim. Located off South Neil Street between Kirby Avenue and Windsor Road, it offers easy access to the University of Illinois campus, as well as the Willard airport. Major hotel and conference centers are also close at hand, making it easy to host large meetings and conventions nearby.

The Corporate Center sits adjacent to upscale retail centers, including Carriage Center. The centers provide Corporate Center employees with a range of breakfast, lunch, and dinner options, as well as other convenient amenities including an upscale grocery, clothing and gift shop.



## NEARBY RETAIL

- Harvest Market
- Biaggi's Ristorante
- Aspen Tap House
- Haymakers

## HOTELS & CONFERENCE CENTERS

- I Hotel & Conference Center
- Hilton Home2 Suites
- Hilton Garden Inn
- Homewood Suites

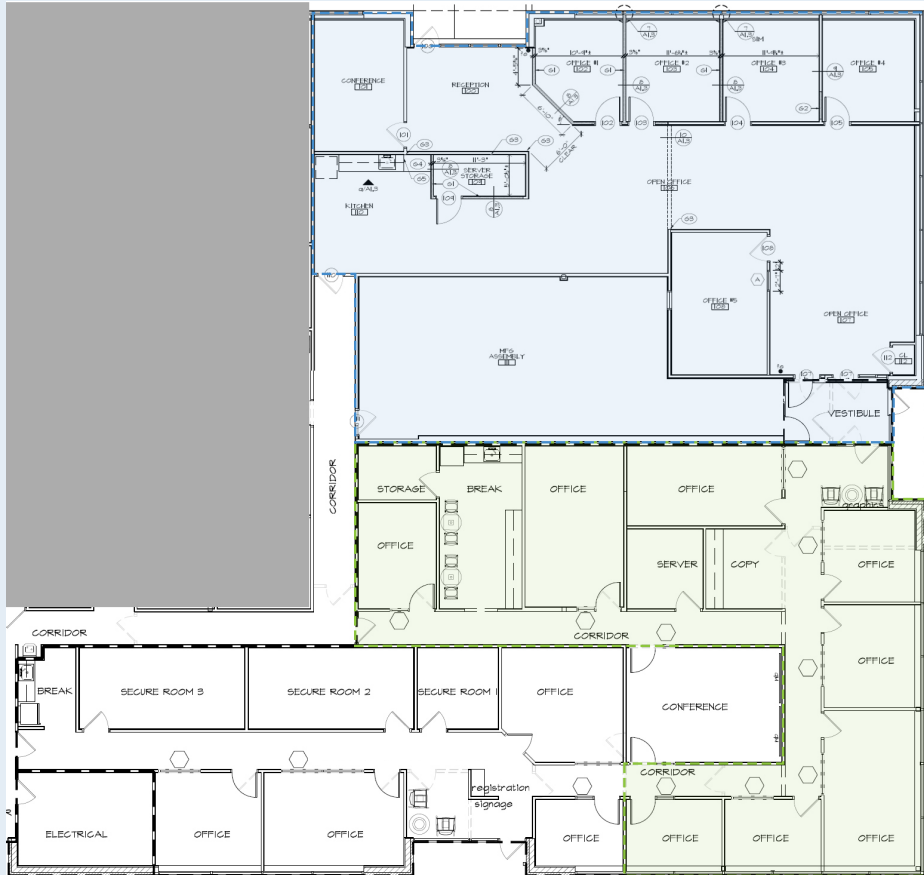


## 1902 FOX DRIVE

### BUILDING FEATURES & AMENITIES

The combination of a very strong draw from the retail centers and nearby office parks, along with close proximity to residential neighborhoods and the University, make this an excellent location for a wide variety of service uses.

- Brick exterior construction
- Ample parking
- Common area ADA compliant restrooms
- Access to fiber optic telecom lines / UC2B fiber
- Minutes from downtown Champaign
- Easy access to I-57



Available Space  
Floor Plan

**SPACE OPPORTUNITIES**

- Suite D – 2,288 USF
- Suite E – 2,716 USF
- Suites F & G – 3,657 USF

**Up to 8,661 Contiguous USF**



**RENOVATION OPPORTUNITIES**

- Tenant improvement allowance available for custom build-to-suit floor plan and finishes
- Upgrade of all finishes (flooring, paint, fixtures)

## ENTRANCE & SIGNAGE

- Opportunity to install exterior channel lit and monument signage
- Custom build-to-suit with renovated entryway and modern finishes

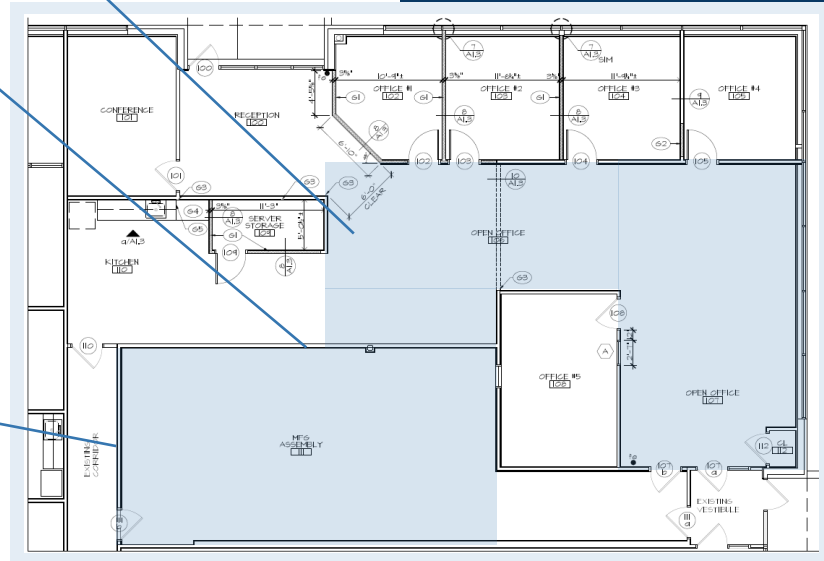
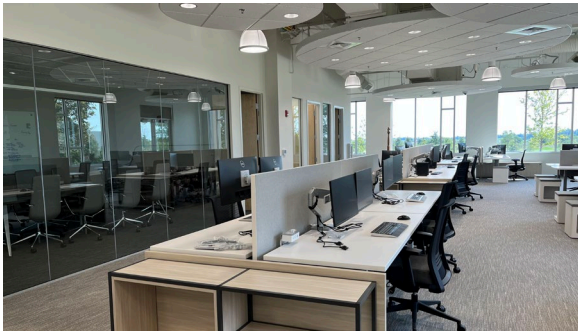


# CUSTOM BUILD-TO-SUIT



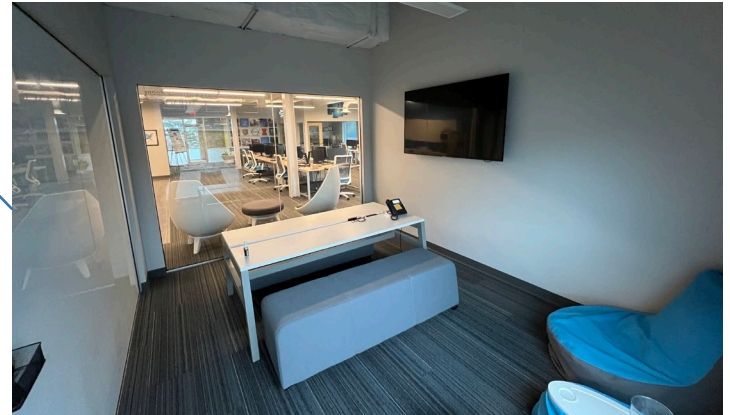
## OPEN COLLABORATION SPACES

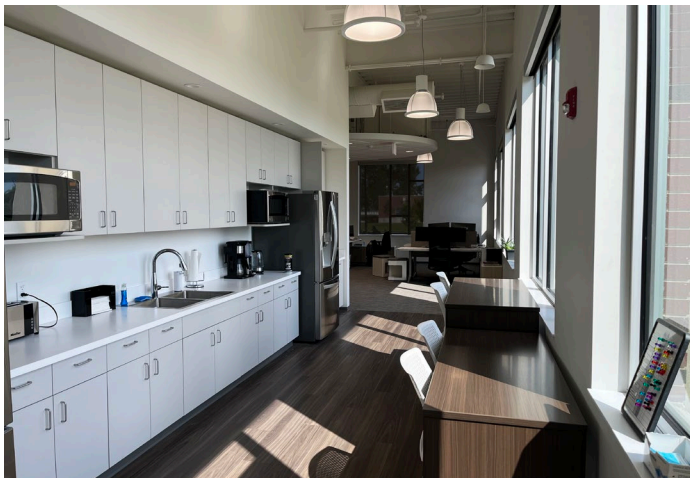
- Redesigned suite to create open collaboration spaces and increase natural light from panoramic windows



## OFFICE UPGRADES

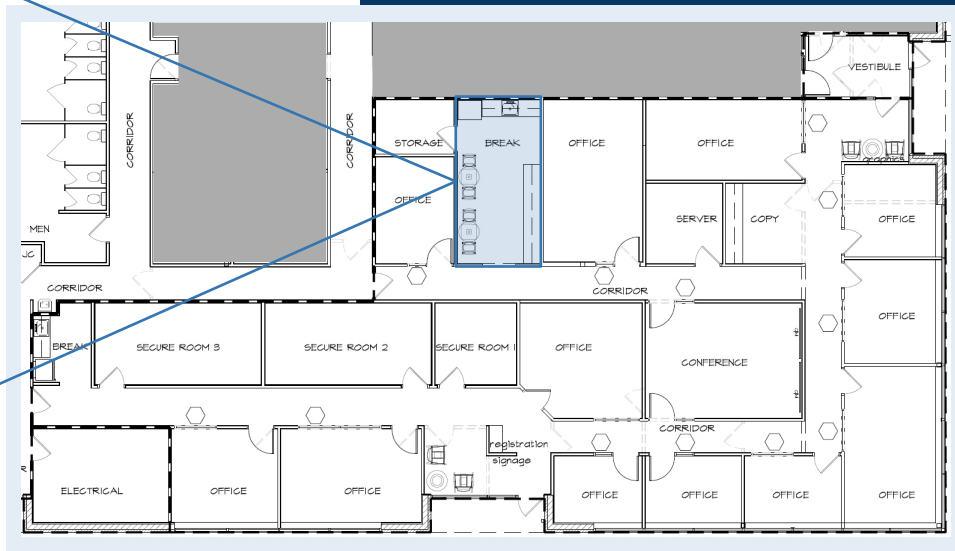
- Replace drywall with glass walls for updated finishes while maintaining private offices and conference rooms





## BREAK ROOM UPGRADES

- Customized break room for relaxed atmosphere and increased employee well-being





## CONFERENCE ROOM IMPROVEMENTS

- Enhanced conference rooms with striking finishes for productive internal and client meetings



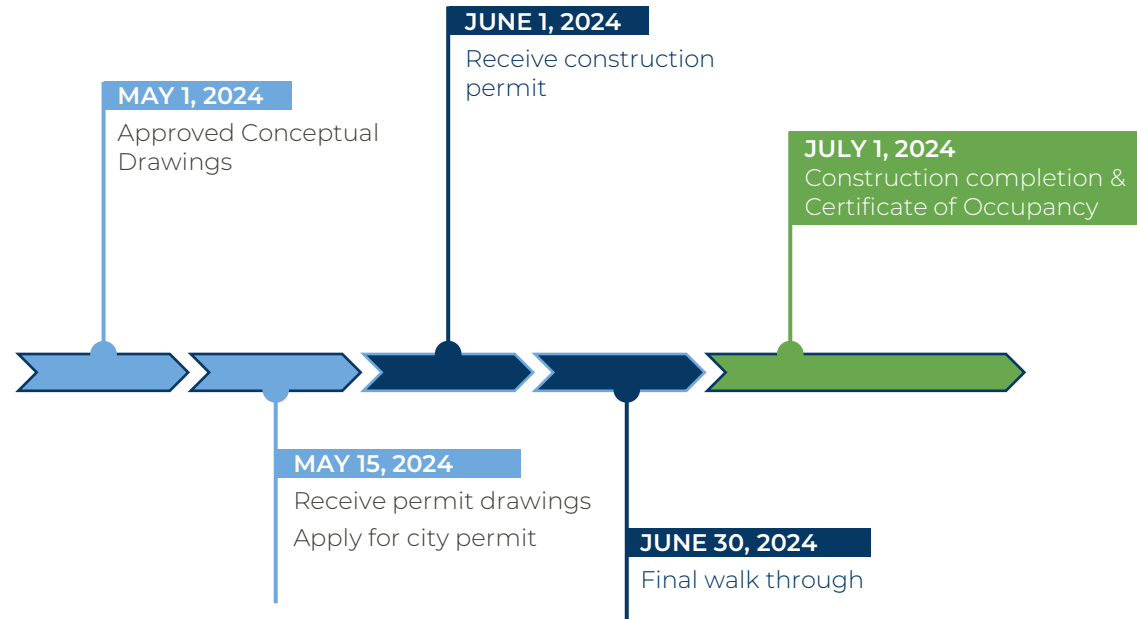
## RENOVATION TIMELINE

**60 DAY**

Build out from date of design approval

**30 DAY**

construction drawings & city permit



### CONSTRUCTION TIMELINE

Construction for a custom build-to-suit suite can be completed within **60-days** of receiving approved conceptual drawings.

# CONTACT INFORMATION

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**AGENCY DISCLOSURE:** FDC, LLC serves as the exclusive representation for Second Executive Park (“Landlord”), and is compensated by the landlord per a separate agreement with FDC, LLC