



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CLASS-A OFFICE SPACE FOR LEASE

\$16.00 / SF / NNN

FOR LEASE



3013 Village Office Pl.

Champaign, IL 61822

3,700 SF

OFFICE

AVAILABLE SPACE

3,700 SF

YEAR BUILT

2007

OF PARKING SPACES

Shared

LEASE PRICE

\$16.00/ SF NNN

TRAFFIC COUNTS

Duncan Rd – 5,300 AADT

Windsor Rd – 10,700
AADT

PROPERTY DESCRIPTION

The Huddleston Building is a 17,453 SF class-A office building located within the Village at the Crossing development in southwest Champaign. Suite 3013 comprises 3,700 SF and is prominently situated just inside the main building entrance, offering excellent visibility and convenient access for both tenants and their clients. The suite features a welcoming reception area, ten private offices, a conference room, a kitchen/breakroom, a file storage room, an IT closet, multiple storage closets, and access to common restrooms. The building showcases high-end finishes throughout, including real cherry and walnut paneling, ceramic tile and marble flooring, and a Tiffany chandelier in the main lobby. The building also features a fire suppression sprinkler system.

AREA DESCRIPTION

The subject property is ideally situated within the Village at the Crossing development at the corner of Duncan Road and Windsor Road in southwest Champaign. The location offers convenient access to Interstate 57, 72 and 74, and is surrounded by a strong mix of professional office and medical users, established residential neighborhoods, and numerous popular dining options. Nearby businesses include Edward Jones, Rooted Wealth Advisors, Vertex Solutions, Kap Architecture, Billy Barooz, Espresso Royale, Jupiter's and many more.



JOSH MARKIEWICZ, CCIM

217-403-3424

joshm@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.



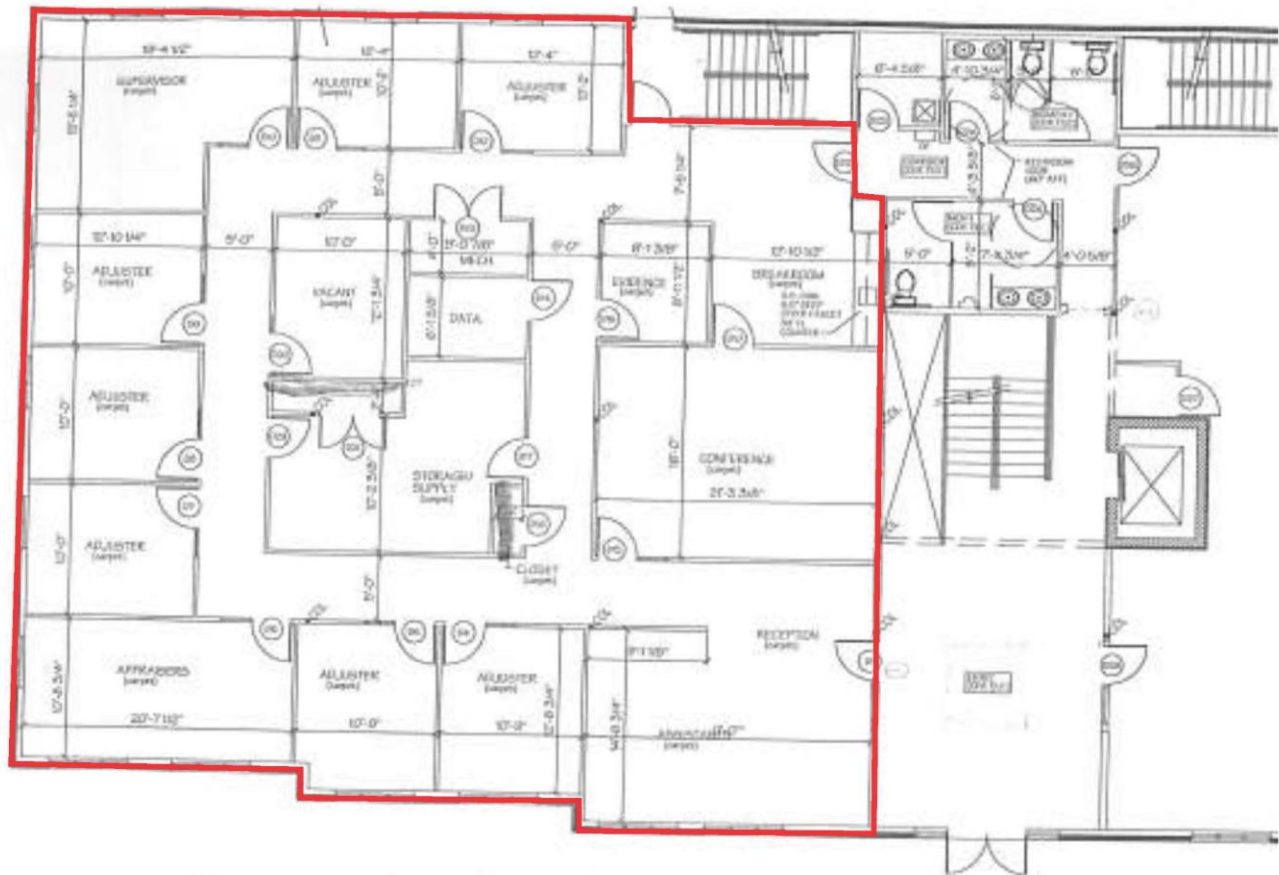
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CLASS-A OFFICE SPACE FOR LEASE

\$16.00 / SF / NNN

FOR LEASE

FLOOR PLAN



JOSH MARKIEWICZ, CCIM

217-403-3424

joshm@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.