



**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

#### LEASE PRICE

\$16.00 / SF NNN

#### YEAR BUILT

2007

#### TRAFFIC COUNTS

**Duncan Rd** – 5,300 AADT  
**Windsor Rd** – 10,700  
AADT

#### # OF PARKING SPACES

Shared



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#### 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.





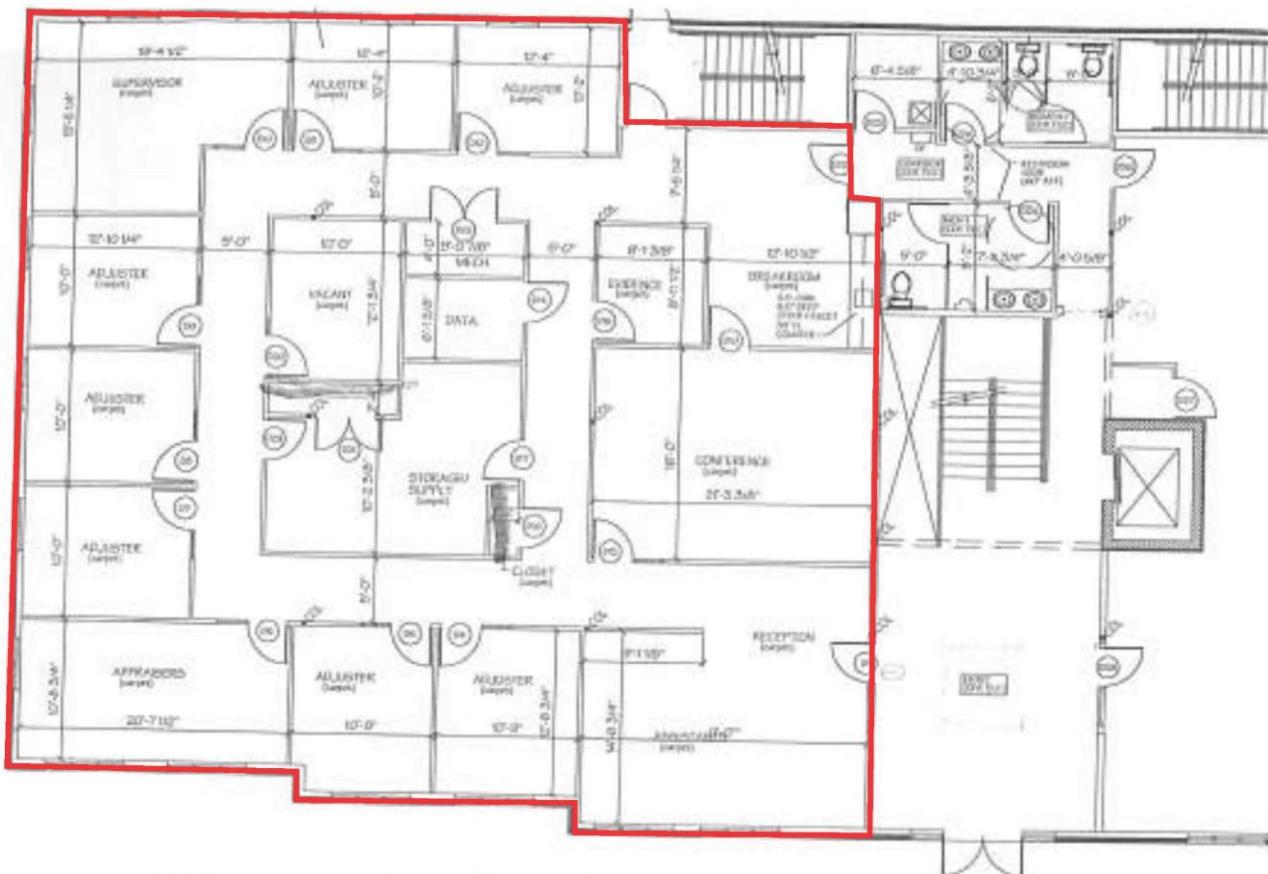
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## FLOOR PLAN

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FOR RELEASE



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