

OFFICE SPACE FOR LEASE (Divisible)

\$12.00 / SF Modified Net



201 Devonshire Drive, Champaign, Illinois 61820

Property Information

AVAILABLE SF
9,153 – 19,086 SF

BUILDING SIZE
19,086 SF

LEASE PRICE
\$12.00/SF/Modified Net

ZONING
CG – Commercial General

AREA DESCRIPTION

The subject property is conveniently located at the entrance of Corporate Center Office Park; a 650,000 square foot office park in Champaign, Illinois. The property is located just off of Neil Street and across from the 17-acre Carriage Center development. The property provides quick and easy access to Willard Airport, downtown Champaign and the University of Illinois.

PROPERTY DESCRIPTION

201 Devonshire Drive is a +/- 19,086 SF office building that features a welcoming and secure reception area, 21 private offices, 9 open work areas for cubicles, 6 conference rooms, kitchen, server room with dedicated Liebert Computer Room Air Conditioning (CRAC) system and anti-static flooring, 4 separate restrooms, shipping and receiving area, and multiple storage areas. The building features 3 phase power and has an uninterruptible power system. The building can be divided to +/- 9,153 RSF (8,633 USF & 520 SF common area) and +/- 9,933 RSF (9,368 USF & 565 SF common area).

Landlord pays for real estate taxes and building insurance, and Tenant pays for common area maintenance.



Josh Markiewicz
217-403-3424
joshm@cbcdr.com



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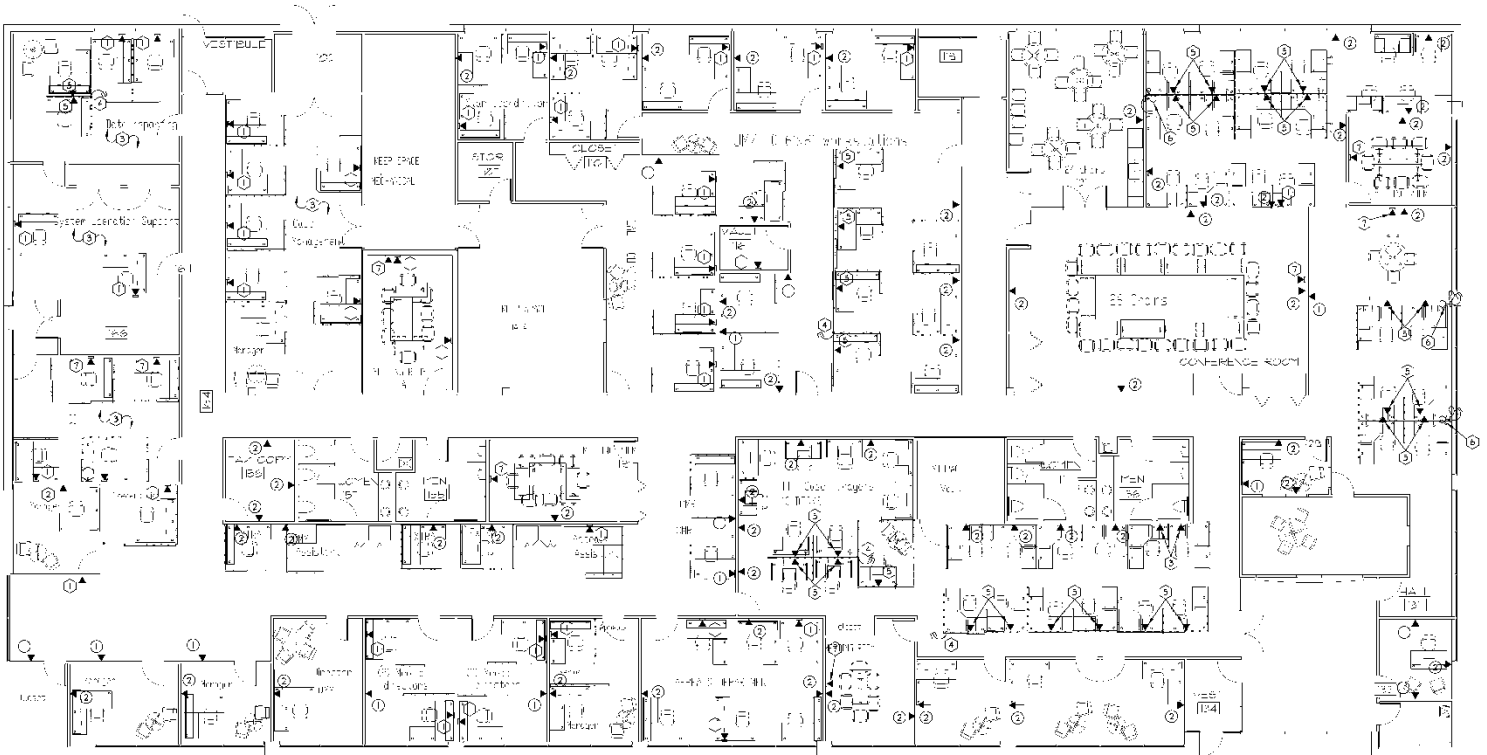
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Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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FLOOR PLAN



FLOOR PLAN - SYSTEMS - DEMO & NEW WORK

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL EXISTING REMOVED LOW-VOLTAGE NETWORK CABLE TO BE REMOVED BACK TO SOURCE BY OWNER'S LOW VOLTAGE CONTRACTOR.
2. ELECTRICAL CONTRACTOR TO PROVIDE BLANK COVER PLATES ON ALL REMOVED WALLMOUNTED PLATES TO MATCH COLOR OF RECEIPTABLE PLATES. COVER ALL COLOR SELECTIONS WITH THE OWNER.

DEMOLITION NOTES - FOR THIS SHEET ONLY - C SYMBOL

1. REMOVE STATION CUTLET AND CABLE BACK TO SOURCE. PROVIDE BLANK COVER PLATE.
2. REMOVE STATION CUTLET AND CABLE BACK TO SOURCE. OWNER'S VENDOR WILL ASSESS ALL NEW STATION CUTLET, DATA ON CABLE AND ALL WORK TO ESTABLISH NEW WORK STATION.
3. REMOVE ALL SURFACE RECEPT. POWER TO USE LOW VOLTAGE CONTRACTOR ON OUTLETS ASSOCIATED WITH LAB. USE WORK BACK TO SOURCE.

NEW WORK NOTES - FOR THIS SHEET ONLY - C SYMBOL

1. PROVIDE NEW 2 GANG WIRING BOX AND HIRHOLE TO ABOVE CEILING PER SECTION. OUTLET AND CABLE 3" OVERS VENDOR.
2. PROVIDE NEW 2 GANG WIRING BOX AND HIRHOLE TO ABOVE CEILING. RAMP IT TO OFFICE PARTITION BASE BOARD HEIGHT.
3. CUT AND COVER WALL TO INSTALL ROUGH IN AND CONDUIT STYLE. STATION CUTLET AND CABLE BY OWNER'S VENDOR.
4. POWER TO BE PROVIDED BY OFFICE FURNITURE VENDOR.
5. STATION CUTLET AND CABLE IN FURNITURE BASE RAIL.
6. CUT AND PATCH WALL FOR NEW DESIGN. AND CONDUIT STYLE. RAMP TO OFFICE FURNITURE BASE RAIL.
7. SURFACE RECEPT AND ROUGH IN UP 60" FOR MONITOR.



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AERIAL



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