



FOR LEASE

GUTH
|
& ASSOCIATES

2905 W. Springfield
Champaign, Illinois

As part of Ginger Creek Shoppes, this office suite is conveniently located at Springfield Ave. & Duncan Rd. in west Champaign. Good proximity to growing Southwest Champaign. The space will be available on January 1, 2021 and includes a large reception/waiting area, 3 private offices, 2 restrooms, kitchenette, and large open work area which could be utilized as conference room, cubicles or storage area. The reception area could easily be converted to a private office. Back door opens onto bicycle/walking path.

Ginger Creek Shoppes is attractively landscaped with ample onsite parking and signage at street. Landlord pays for snow removal, landscaping, and sewer. Tenant pays trash, gas, electricity, water, and internet.

Building Highlights

- Located at Springfield/Duncan intersection
- Move in ready space - no build out needed
- 2040 SF of office space
- Ample parking for employees/customers

Space Available
\$15/ SF / YR / GROSS
2040 SF

Contact
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