



# CORPORATE CENTER

The Corporate Center occupies 70 acres of prime real estate on Champaign, Illinois' growing southern rim. The development encompasses approximately 650,000 square feet of Class A office space with over 40 firms. From the gently curving roads to the professional landscaping, ponds, and owner maintained common areas, the Corporate Center generates a relaxed yet professional atmosphere. Bike paths are included for employee exercise and commuting convenience. In addition, office space signage is controlled to preserve the aesthetics of the surrounding landscape.

Located off South Neil Street between Kirby Avenue and Windsor Road, the Corporate Center sits adjacent to The Shoppes of Knollwood, an upscale retail center. The Shoppes provide Corporate Center employees with a variety of breakfast and lunchtime options, as well as other convenient amenities including a bank, dry cleaner, hair salon, eye clinic, fitness center, bakery, jeweler and gift shop. The location also offers easy access to the University of Illinois campus, as well as Willard Airport. Major hotel and conference centers are also nearby to facilitate large meetings and conventions, and to accommodate company visitors.

## CURRENT TENANTS

- Academy High
- Aetna Health Management
- AMDOCS
- Bluestem Financial Advisors
- Capital Agricultural Property Services
- CTF
- Community Unit #4 Schools
- Congressman Rodney Davis
- First Midwest Bank
- HBM, Inc.
- Finisar Corporation
- Insurance Risk Managers
- Jimmy John's Franchise, LLC
- LHC Group
- McLeod / Windstream
- Morgan Stanley
- Noel Farms
- NuTech Seeds
- One Hope United
- Petronics
- Photonicare
- Pico Counseling & Consulting
- Quest Diagnostics
- RE/MAX
- Riverside Research Institute
- Hada Cosmetic Medicine
- R-Systems
- State Universities Retirement System of Illinois
- Watchfire Signs
- USI Insurance
- Vector
- Women's Health Practice
- Westchester Group, Inc.
- Yettke & Rapp, LLC





93-20,000 SF  
Gross Leasable Area

\$5.32 / SF  
Pass Through Estimate\*

3+ Years  
Term Length

\$13-\$15 / SF  
Base Rent

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## STANDARD SPACE & LEASE TERMS:

- Custom build out based on individual tenant needs
- Brick exterior construction
- Vertical blinds standard for all exterior windows
- Kitchen facilities available
- Vestibule entries available with quarry tile flooring
- Ample parking
- Street signage
- Acoustical ceiling, suspended at 8' 6"
- Auto-programmable thermostats
- ADA compliant restrooms
- Solid interior doors with metal frames
- Aluminum mullion and glass exterior windows and doors
- Fiber optic telecom lines
- Access to UC2B fiber



Pass Through Estimate is allocated to building tenants based on the amount of space leased, and includes:

- Real estate taxes
- Trash collection
- Building insurance
- Snow removal
- Lawn care / irrigation / fertilization
- Janitorial services for common area

2001 FOX DRIVE



Total Space  
20,000 SF

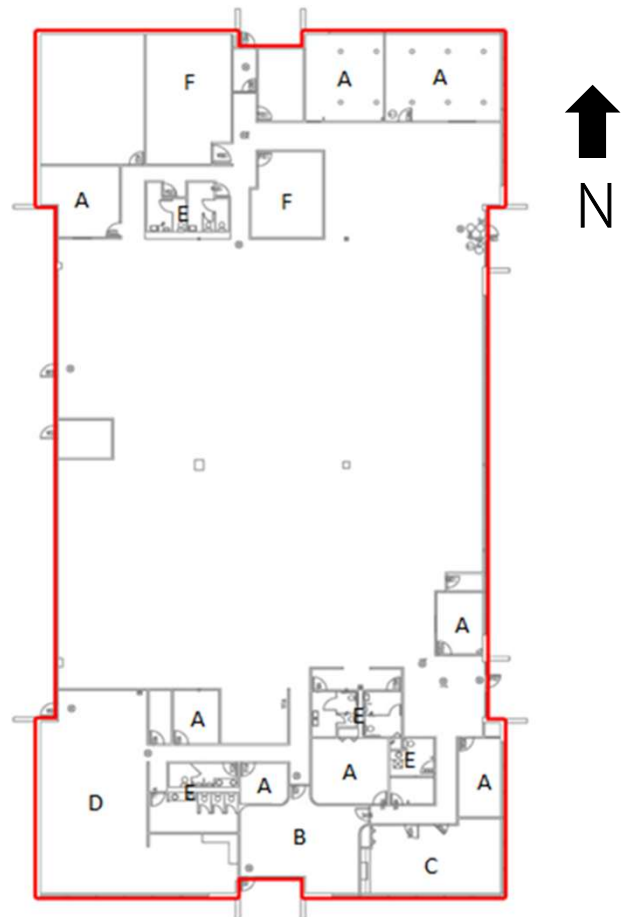
Building Size  
20,000 SF

Property Type  
Office Class A

Rental Rate  
(NNN)  
\$13-\$15 / SF

## FEATURES:

- 8 Large Offices
- Reception Area
- Conference Room (31' x 15')
- Large Break Room
- 3 – Men's & Women's Restrooms  
(total of 6)
- Can be demised into multiple suites
- 1 – Additional Restroom
- 2 – IT/Server Rooms
- Storage Room
- 2 – Maintenance Closets
- 5 Entrances
- Raised Floor for Data Access



*\* Can be demised into multiple suites*