



## 2005-2007 Round Barn Rd.,

Champaign, IL 61821

10,312 SF

OFFICE

### LEASE PRICE

\$10.00 SF

### LEASE TYPE

NNN

### TAX PIN

44-20-15-226-047

### REAL ESTATE TAX

\$27,518.34

### BUILDING SIZE

10,312 SF

### YEAR BUILT

1984

### ZONING

CO –Commercial Office

### PARKING

45 Spaces

## PROPERTY DESCRIPTION

2005-2007 Round Barn Road is +/- 10,312 SF freestanding office building located in Round Barn South office park. The building features two main access points off the parking lot, 12 private offices, 2 conference rooms, multiple large open work areas, 4 storage rooms, kitchen/breakroom, 5 restrooms', and a fenced in outdoor area.

There is ample parking at the building and signage opportunities on a dedicated pylon along Round Barn Road. NNN expenses estimated at \$3.30/SF.

## AREA DESCRIPTION

Round Barn South is located at the corner of Round Barn Road and Crescent Drive, just west of Mattis Avenue, and south of the Round Barn Shopping Centre. The building is also less than a 1/2 mile from Interstate 72. Area tenants include AAA, Sculpt Hair Studio, HealthSource Chiropractic, Busey Bank, HL Precision, Jimmy Johns, Starbucks, the Original House of Pancakes, Jets Pizza, and many more.



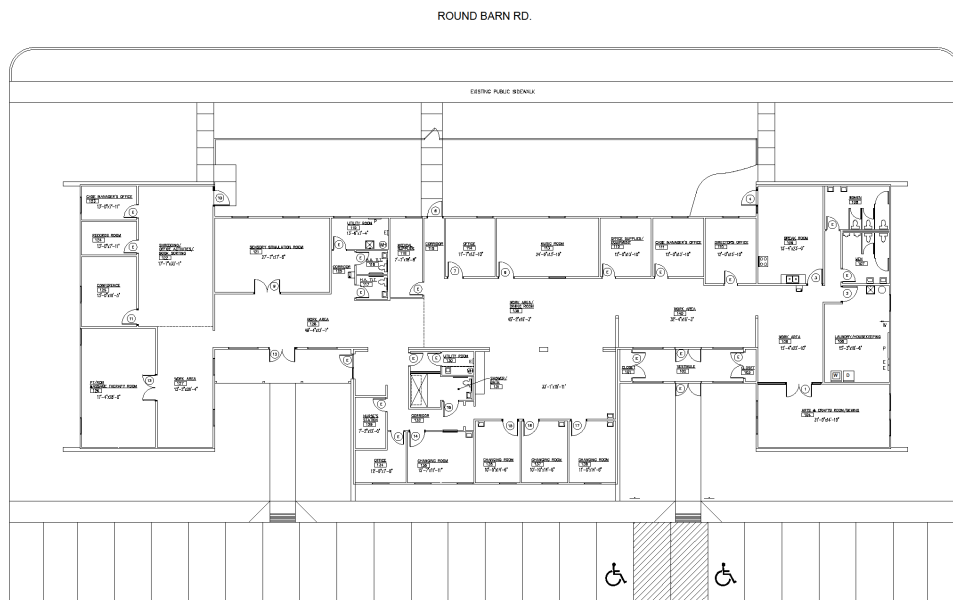
**JOSH MARKIEWICZ**

217-403-3424

joshm@cbscdr.com

    
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## FLOOR PLAN



FIRST FLOOR PLAN - Existing

No.	Revisions/Issues	Date

**JSM**  
Development Services, LLC  
606 S. FIFTH STREET  
CHAMPAIGN, ILLINOIS 61820  
(217) 399-6815 (217) 399-6819 FAX

EXISTING FLOOR PLAN  
2005-2027 ROUND BARN RD.  
CHAMPAIGN, IL

Sheet	11-18
Date	1-25-21
Scale	A2.2



**JOSH MARKIEWICZ**  
217-403-3424  
joshm@cbcdr.com

## AERIAL



**JOSH MARKIEWICZ**

217-403-3424

joshm@cbcdr.com



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