

FOR LEASE

\$12.00 / SF / NNN



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



1701 Broadmoor Dr, Suite 220,
Champaign, IL 61821

PROPERTY INFORMATION

AVAILABLE SF
1,134

BUILDING SF
22,940

PARKING
93 Spaces

ZONING
CO - Commercial Office

AREA DESCRIPTION

Subject Property is located just off the corner of Broadmoor Dr. & Mattis Ave in Southwest Champaign. This quiet neighborhood host several professional office & medical users as well as a mix of schools, apartments, townhomes, and single family homes. This location allows for easy access to all of Champaign-Urbana, Savoy, and surrounding communities. The building consists of several local and national tenants.

PROPERTY DESCRIPTION

The property was originally constructed in 1990 and consists of 22,940 SF on two ADA accessible floors. Currently there is one suite available (In 60 – 90 Days), Suite 220 (1,134 SF). Suite 220 is located on the second floor and consists of a private entrance, one executive office, one large office, kitchenette, file room (that could be used as an office, and a reception area (open office). This suite was recently painted and new carpeting has been installed. The building features common area restrooms, a shared large conference room on the second floor, and high speed internet (Fiber and cable options). The property is well maintained and professionally managed.



AJ Thoma III, CCIM
217-403-3425
ajt@cbcdr.com



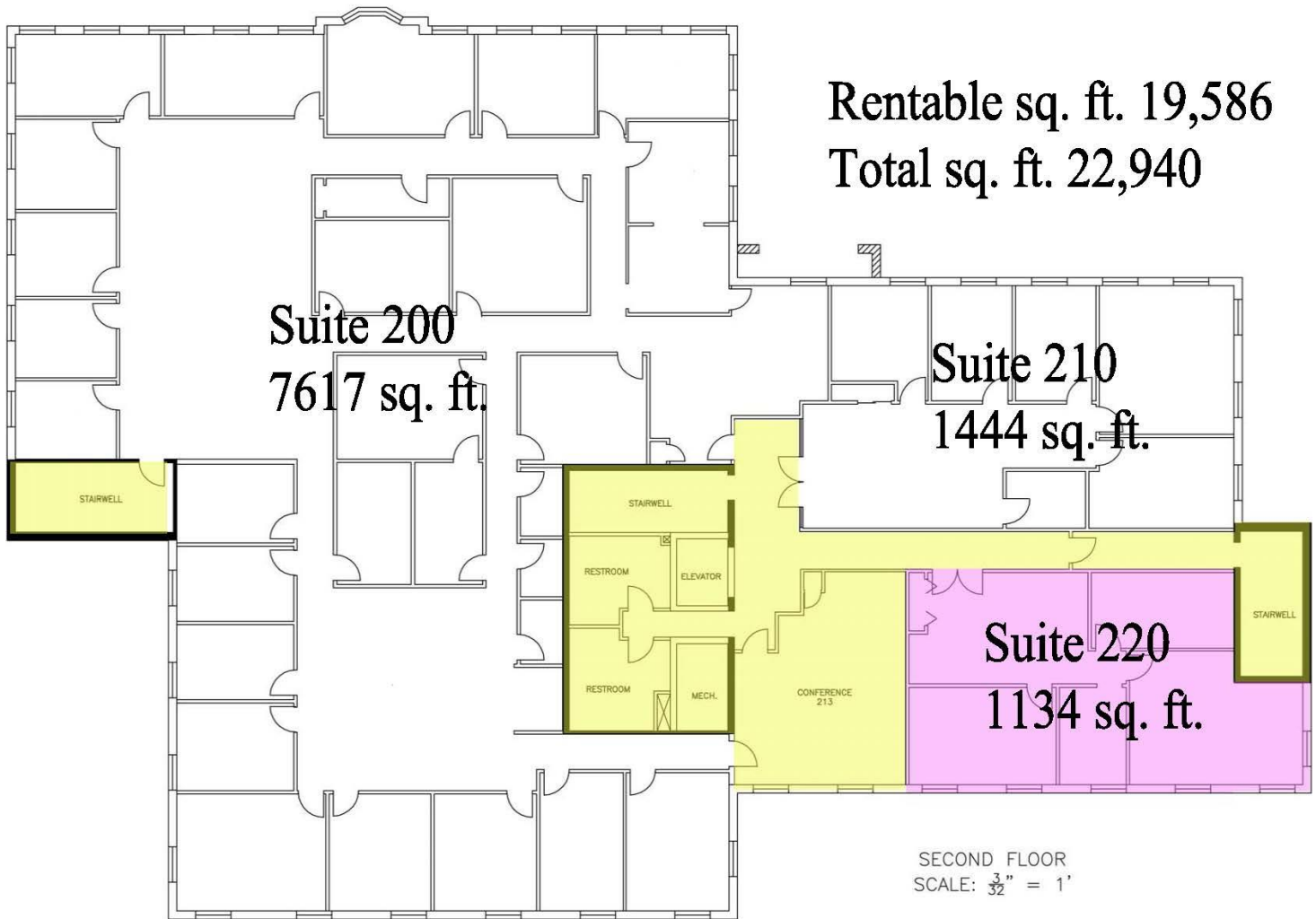
CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

CBCDR.COM

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FLOOR PLAN



AJ Thoma III, CCIM
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OFFICE

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