

Pinehurst Commons



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

**3356 Big Pine Trail
Suite A & B
Champaign, IL 61822**



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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

A DEVELOPMENT BY:



Pinehurst Commons

Property Description

This exquisite Class A office space is one of a kind that must be seen as pictures do not do it justice. This 30,384 SF office complex was built between 2007 – 2009 & 2016 – 2020 with the newest building being completed in late 2020. 3356 Big Pine Trail Suite A & B will be available December 1, 2020. This 2,400 SF office space was completely customized and consists of unique built-in furniture, desks, reception area, and conference room. The space is comprised of 3 private offices, large conference room, reception area, full kitchen, male & female restrooms, and large workroom with an attached office. For the full layout, see floor plan. Ownership is willing to provide an allowance of \$2,400 for exterior sign package (tenant to provide logo/artwork). CAM at this office property includes mowing, snow removal, trash hauling, HVAC PM, Mgmt fee, domestic water, sanitary sewer & SWUF.

Pinehurst Commons is an office park that includes a 4 acre pond, walking trails, and extensive landscaping featuring numerous pine trees. The resulting park-like setting offers an eye-pleasing location for professional offices. Located on the north edge of Champaign, off Prospect Avenue and Olympian Drive on Boardwalk Drive, Pinehurst Commons is easily accessible for you and your clients. Located in North Champaign less than 1 mile from I-57 (connects with I-74 & I-72) allows for easy access for clients and staff from afar and the Champaign - Urbana area. The proximity of Pinehurst Commons to Champaign County's major shopping district and restaurants makes it an ideal location for office use. Neighboring businesses include Audibel, Farmers Insurance, Insight Therapy, American Society Animal Science, ROE 9, Accelephase Wound Care, SST Software, Farm Business Farm Management, Gowan Seed, FC Stone, and GDM Seed.

OVERVIEW

Lease Price	\$12.00 / SF NNN
Available Space	2,400 SF (12/1/20)
Building Size	4,800 SF
Zoning	CO – Commercial Office
Estimated NNN:	\$5.70/SF



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DEVELOPER- THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.

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CONTACT INFORMATION



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