



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE SPACE FOR LEASE

\$12.00 / SF / MODIFIED NET (DIVISIBLE)

FOR LEASE



201 Devonshire Drive

Champaign, IL 61820

9,153 – 19,086 SF

OFFICE

BUILDING SIZE

19,086 SF

AVAILABLE SPACE

9,153 – 19,086 SF

TAX PIN

45-20-24-401-004

PARKING SPACES

86 Spaces

YEAR BUILT

1995

ZONING

CG – Commercial
General

PROPERTY DESCRIPTION

201 Devonshire Drive is a +/- 19,086 SF office building that features a welcoming and secure reception area, 21 private offices, 9 open work areas for cubicles, 6 conference rooms, kitchen, server room with dedicated Liebert Computer Room Air Conditioning (CRAC) system and anti-static flooring, 4 separate restrooms, shipping and receiving area, and multiple storage areas. The building features 3 phase power and has an uninterruptible power system. The building can be divided to +/- 9,153 RSF (8,633 USF & 520 SF common area) and +/- 9,933 RSF (9,368 USF & 565 SF common area).

Landlord pays for real estate taxes and building insurance, and Tenant pays for common area maintenance.

AREA DESCRIPTION

The subject property is conveniently located at the entrance of Corporate Center Office Park; a 650,000 square foot office park in Champaign, Illinois. The property is located just off of Neil Street and across from the 17-acre Carriage Center development. The property provides quick and easy access to Willard Airport, downtown Champaign and the University of Illinois.



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201 W Springfield Ave. 11th Floor
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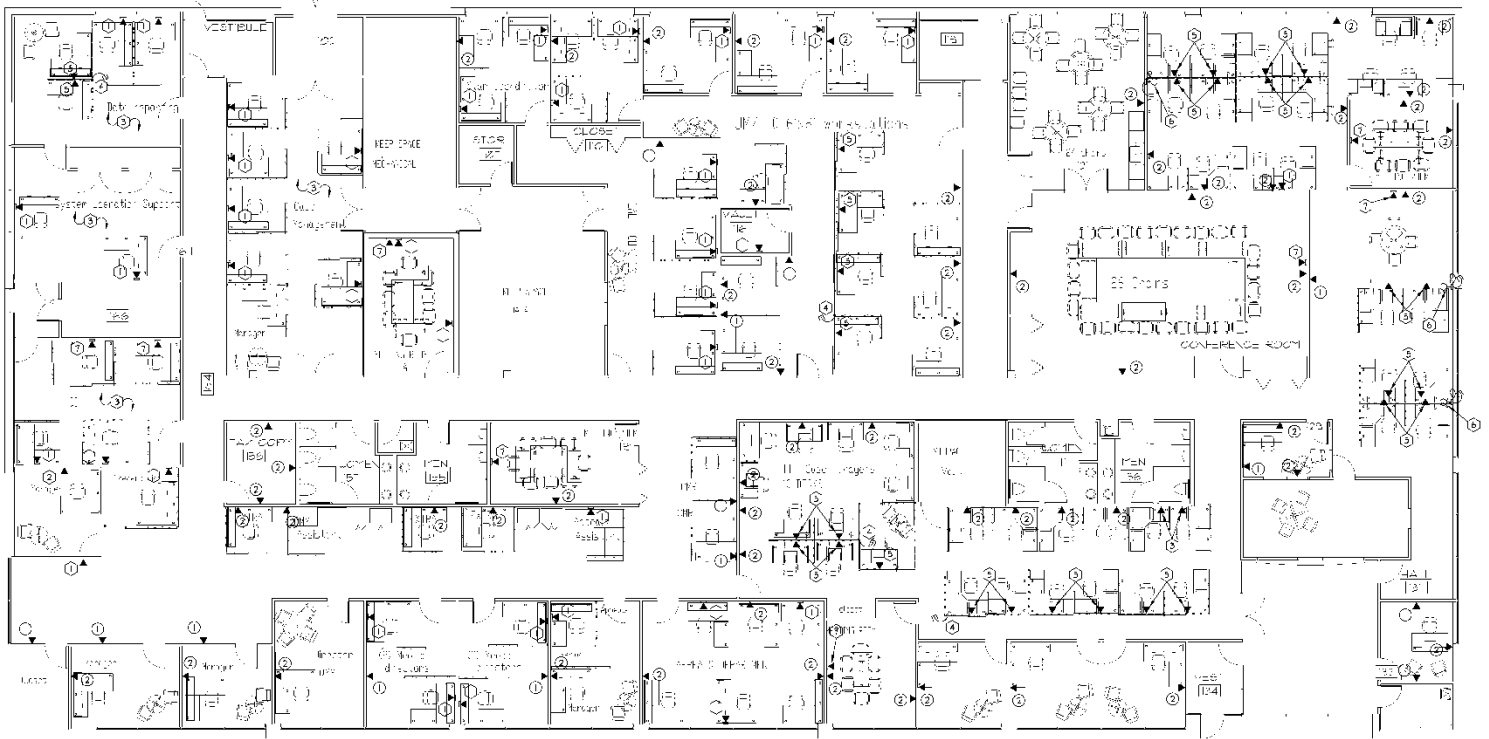
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FLOOR PLAN



FLOOR PLAN - SYSTEMS - DEMO & NEW WORK
SCALE 1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING ABANDONED LOW VOLTAGE NETWORK CABLE TO BE REMOVED BACK TO SOURCE BY OWNER'S LOW VOLTAGE CONTRACTOR
2. ELECTRICAL CONTRACTOR TO PROVIDE BLANK COVER PLATES ON ALL ABANDONED RECEPTACLES. PLATES TO MATCH COLOR OF RECEPTACLE PLATES. COVER ALL CO. OR SECTIONS WITH THE OWNER

DEMOLITION NOTES - (FOR THIS SHEET ONLY) C-SYMBOL

1. REMOVE STATION CUTOLET AND CABLE BACK TO SOURCE. PROVIDE BLANK COVER PLATE.
2. REMOVE STATION CUTOLET AND CABLE BACK TO SOURCE. OWNER'S VENDOR WILL INSTALL NEW STATION CUTOLET, CABLE ON CABLES AND ALL WORK TO ESTABLISH NEW STATION CUTOLET.
3. REMOVE ALL SURFACE RACK-MOUNT POWER TO 250V LOW VOLTAGE CABLES/STATION CUTOLETS ASSOCIATED WITH LUG CASEWORK BACK TO SOURCE.

NEW WORK NOTES - (FOR THIS SHEET ONLY) C-SYMBOL

1. PROVIDE NEW 2 GANG HIDE-OUT BOX AND HIDE-OUT TO ABOVE CEILING FOR STATION CUTOLET AND CABLES 5' ON WARDERS VENDOR.
2. PROVIDE NEW 2 GANG HIDE-OUT BOX AND HIDE-OUT TO ABOVE CEILING. 4-1/2" IN TO OFFICE FRONTION HAVE BOARD SUBMIT.
3. CUT AND PATCH WALL TO INSTALL ROUGH-IN AND CONDUIT STYLE. STATION CUTOLET AND CABLE BY OWNER'S VENDOR.
4. POWER POLE PURCHASE BY OFFICE FURNITURE VENDOR.
5. STATION CUTOLET AND CABLE IN PLANTURE BASE TAIL.
6. CUT AND PATCH WALL FOR NEW ROUGH-IN AND CONDUIT STYLE. WARP TO OFFICE PLANTURE BASE TAIL.
7. SURFACE GASKET AND ROUGH-IN IP 607 FOR MONITOR.



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