

OFFICE

FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

The Colony Workspaces

701 Devonshire Drive
Building C
Champaign, IL 61820

Zach Wetherell
217.403.3374
Zach.Wetherell@cbcdr.com



OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PROPERTY DESCRIPTION

The Colony Workspaces offers small to large office suites for lease. Tenants can lease an individual office or several offices depending on the business's needs. Utilities are included in all leases and not at an additional charge to tenants. For an additional fee The Colony offers phone and voicemail service, fiber internet, access to copier/fax/scanner, postage meter, and much more. The Colony offers free access to conference rooms.

Virtual Office Space

If your business is still growing and you are not quite ready to lease a physical office at The Colony Workspaces you can lease a Virtual Office starting at \$175/month which gives you access to an address/mailbox and up to 10 hours per month of conference room use.

PROPERTY INFORMATION

Lease Price	Varies - Listed Below
--------------------	-----------------------

Building Size	21,000 SF
----------------------	-----------

Available Space	110– 1,495 SF
------------------------	---------------

Year Built	1978
-------------------	------

Available Suites

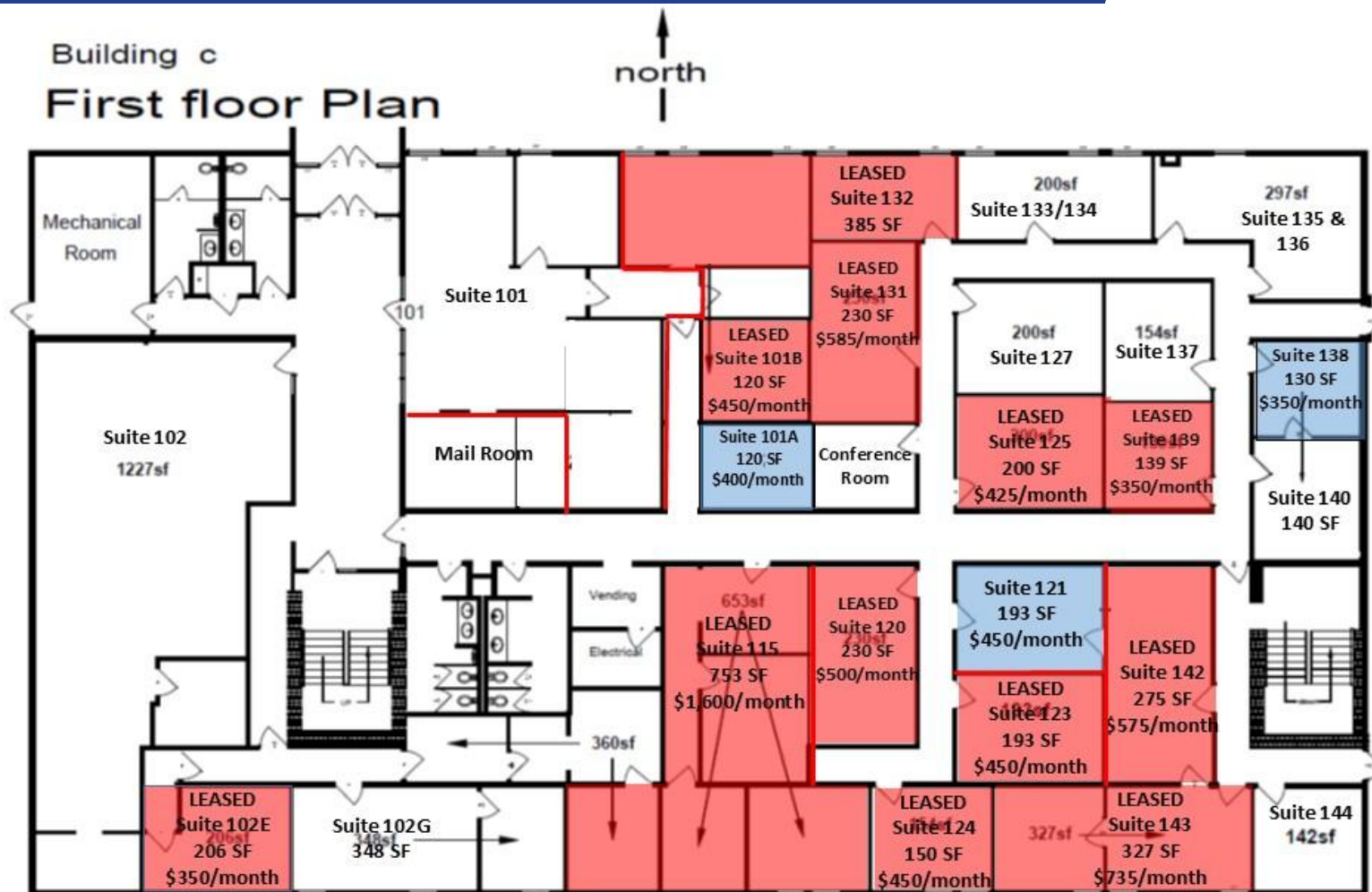
<i>First Floor</i>	<i>SF</i>	<i>Rent</i>	<i>Second Floor</i>	<i>SF</i>	<i>Rent</i>
Suite 101A	120	\$400/month	Suite 201E	110	\$275/month
Suite 121	193	\$450/month	Suite 201F	200	\$450/month
Suite 138	130	\$350/month	Suite 202B	369	\$700/month
			Suite 205 (has exterior window)	675	\$1,150/month
			Suite 206A	110	\$275/month
			Suite 207 (has exterior window)	435	\$750/month
			Suite 207A (has exterior window)	385	\$700/month
			Suite 210A	120	\$300/month

***Virtual Office Space \$175/month**

FLOOR PLAN 1



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

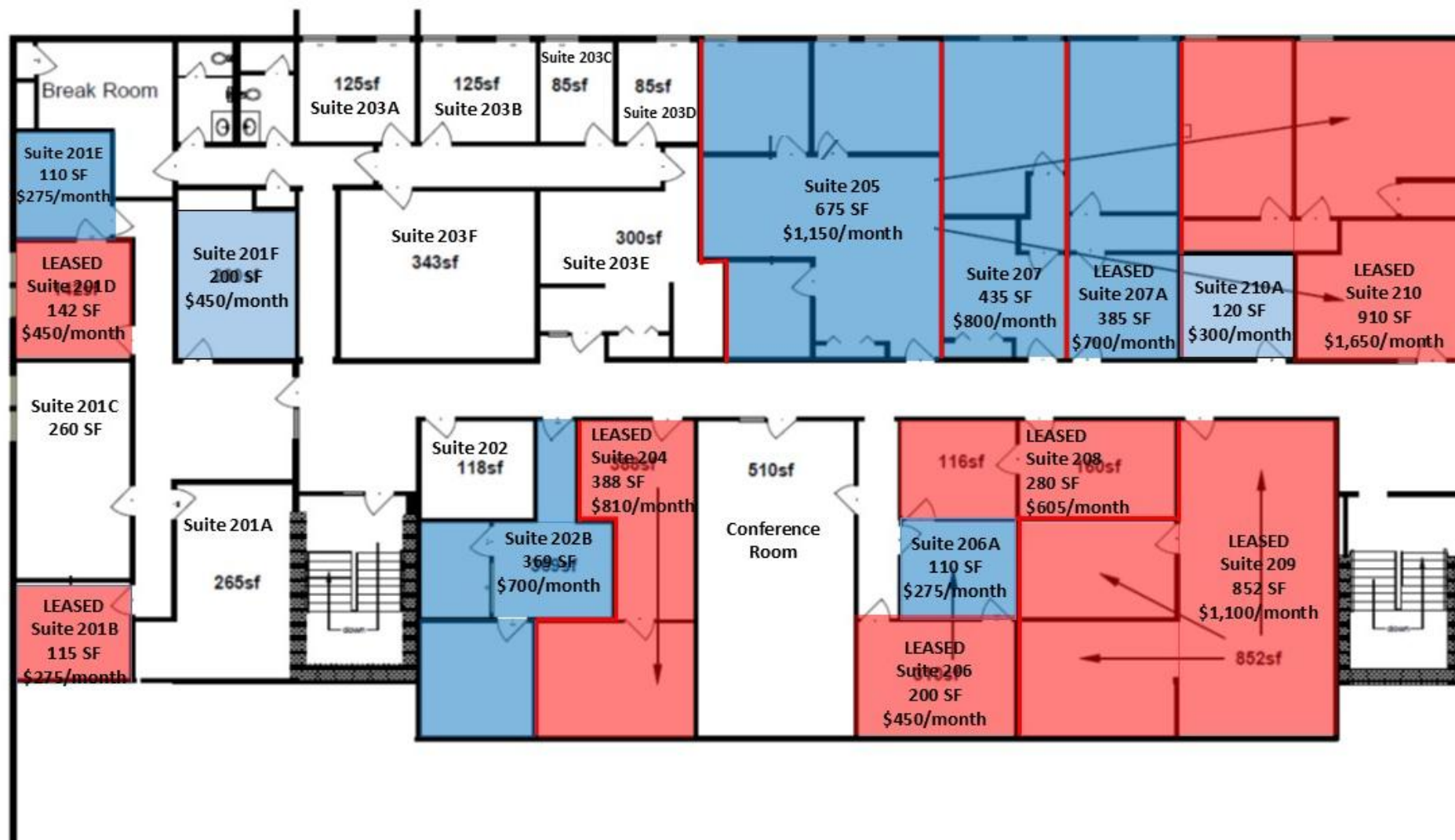


701 Devonshire drive
Champaign Illinois. 61820

FLOOR PLAN 2



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



SECOND floor Plan

Building c

701 devonshire drive
champaign illinois, 61820

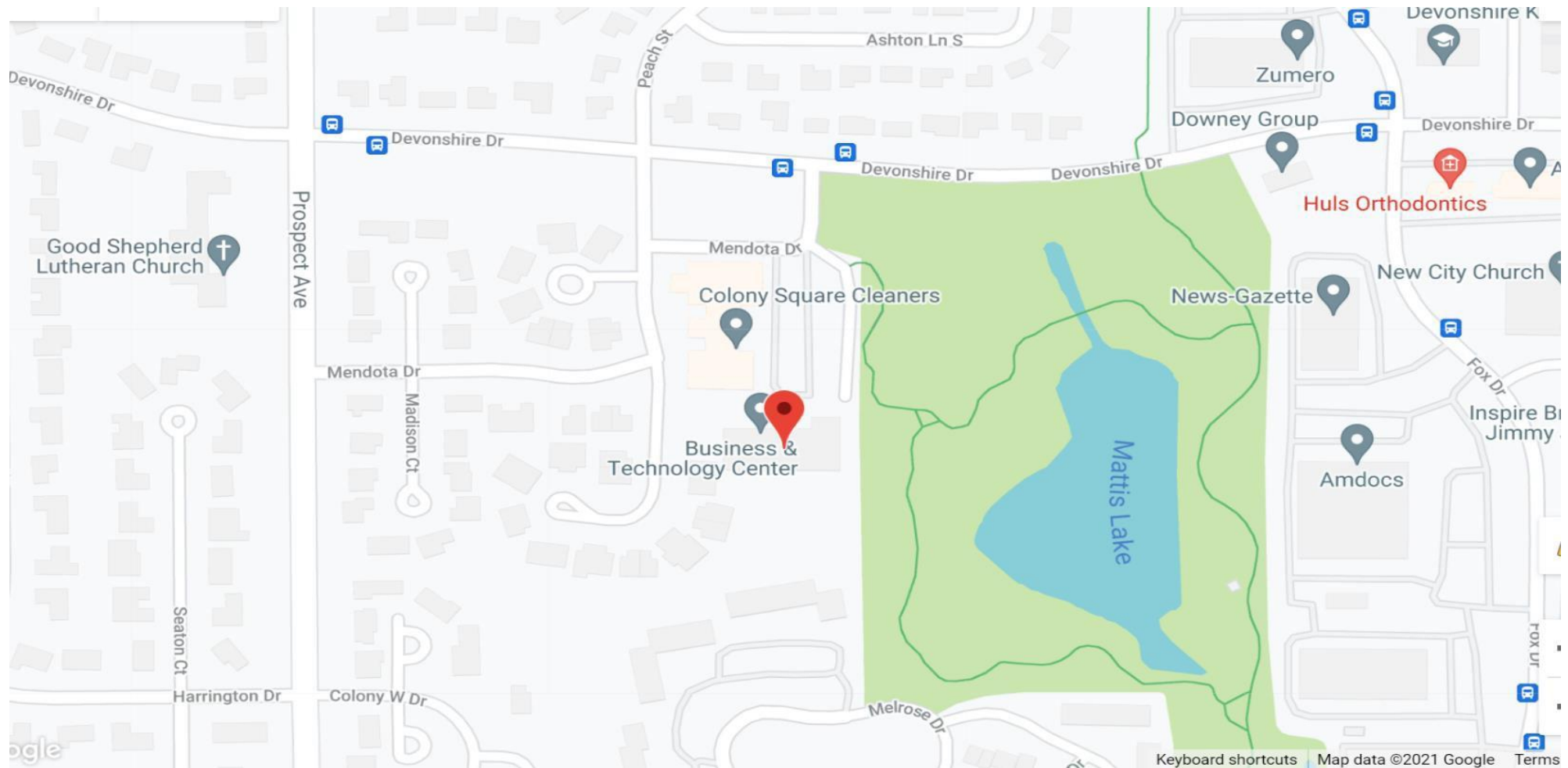
AREA OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

AREA OVERVIEW

The property is located off of Devonshire Drive in the Colony Square Complex. It is west of the 17 acre Carriage Center retail development along South Neil Street. Major neighboring businesses at Colony Square are Hope Springs, Colony Square Cleaners, Chesser Financial, and Colony Property Management. Mattis Park neighbors the property to the east.



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Contact Information:

Zach Wetherell

217.403.3374

Zach.Wetherell@cbcdr.com

