



OFFICE • FOR LEASE • AVAILABLE NOW

1800 Woodfield Drive

Suite C • Savoy, Illinois

1,200

SF

\$15.00

PER SF • GROSS

20

PARKING

Rt. 45

FRONTAGE

MARKETED BY

Jeremy Lamb • Illinois Real Estate Solutions

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THE PROPERTY

Your next office, already dressed up and waiting.

Suite C is a small suite that punches above its footprint — 1,200 square feet on the east end of a 6,000 SF building, with its own entrance and its face turned toward Route 45. Inside: two private offices, an open workspace that adapts to how you actually work, a kitchenette, and a restroom. Floors, ceilings, lighting, and paint are all fresh, so the day-one photo is the day-one reality. Signage does the heavy lifting out front — a monument on Woodfield and a pylon on Rt. 45 keep your name in view of every commuter. Twenty shared parking spaces, a crawl space for easy plumbing access, and the suite is available now — move in as soon as the ink dries.

AT A GLANCE

ADDRESS	1800 Woodfield Dr, Suite C Savoy, IL 61874
AVAILABILITY	Available now
AVAILABLE SF	1,200 SF
LEASE RATE	\$15.00 / SF
LEASE TYPE	Gross
BUILDING SIZE	6,000 SF
PARKING	20 shared spaces
YEAR BUILT	1994
USE	Office

GALLERY

Every corner, worth a look.



Suite C entrance



Open floor plan



Private office



Second private office



Kitchenette



Workspace, alternate view

LOCATION

Quiet street. Loud front door.

Woodfield Drive is a settled little pocket of established Savoy businesses — United Way of Champaign County, Chittick Eyecare, Bluestem Financial Advisors, Schwalbe Family Dentistry, Country Financial, Ruffatto Dental, Dimond Bros. Insurance, and Triptych Brewing. Good neighbors, easy parking. And directly out front is Rt. 45 / Dunlap Avenue — the corridor connecting Savoy to Champaign, the U of I campus, and Willard Airport. A few blocks south: Serra BMW, Serra Buick GMC, Savoy 16 IMAX, and Savoy Plaza. A calm address with a very loud front door.

INQUIRE

Come see it in person. You'll know pretty quick.

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CONTACT

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