

SUITE J - THE PINES

The southern retail building at The Pines has 1,482 sf available for lease in Suite J. This shell retail space can be built out in 60-90 days.

Currently, Suite J features a wide-open layout, two restrooms, and a rear storage room.

Amenities at The Pines include ample free parking, upscale interior and exterior finishes and a beautifully landscaped common plaza to welcome and create a community feel. A digital message board at the intersection of Philo & Windsor Roads provides fantastic visibility for our tenants. Major tenants already at The Pines already include:

- Bouffant Salon
- Busey Bank
- Kinex Fitness Studios
- Monical's Pizza
- Subway
- Urbana Fine Arts Center

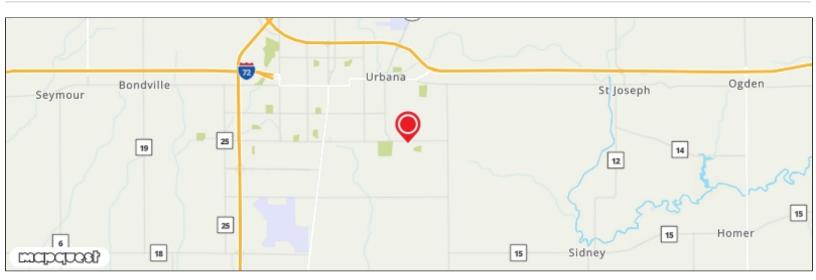


Location:	The Pines – South Retail in The Pines at Stone Creek	Status:	Leased
Price:	\$12.00 / SF / NNN	Available Sq. Ft.:	1,482
Address:	2860 S. Philo Rd., Urbana, IL 61802	# of Floors:	1
Community	14 acre retail development, located at Philo & Windson Adjacent to Class A office park - Stone Creek Commo	•	southern Champaign-Urbana.

Exterior Te	enants of The Pines may	y advertise on the digit	al message board.
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Scenery Paths and walkways allow customers to arrive by vehicle, bike or foot.

- **Construction** Upscale interior & exterior finishes throughout the retail development
- Parking Ample free parking and convenient access to Windsor & Philo Roads



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