

**SUITE 100 - 1701 BROADMOOR DR.**

This suite at Old Farm Commons currently features 1,333 sqft of office space. Ample off street parking.

The rest of the building features an elevator to second floor, two stairwells to second floor (one of the stairwells is private to the suite), public men's and women's restrooms, along with a large community conference room.

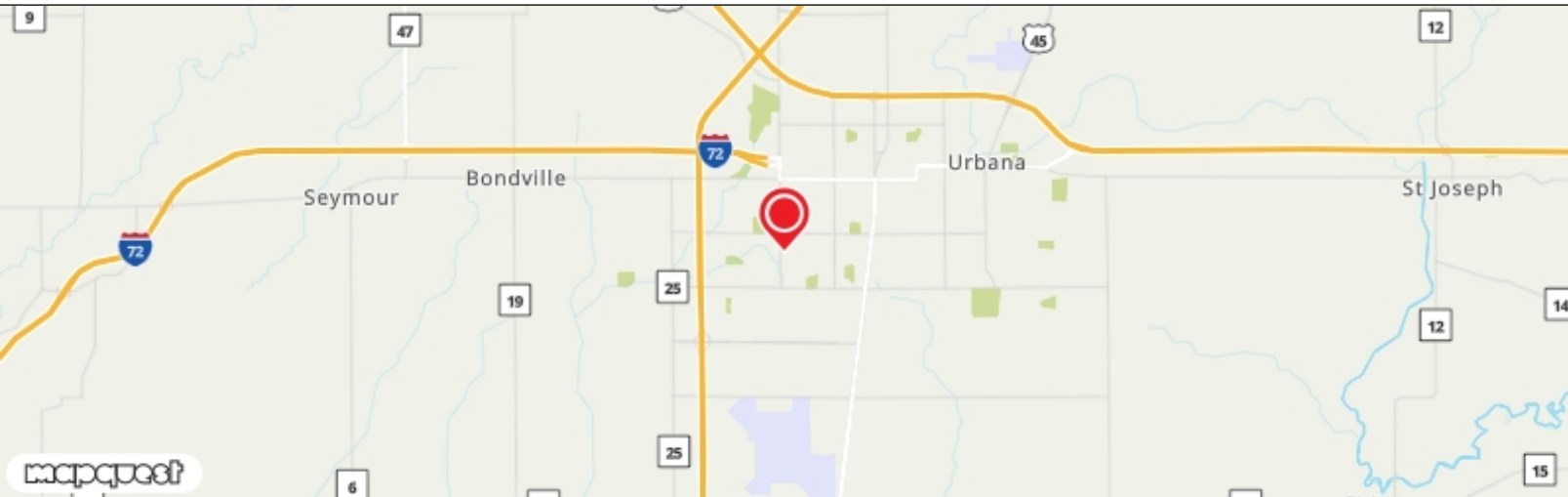
The property is located in popular southwest Champaign. Quality office space and is handicapped accessible. Ample parking.

C-U connects with Interstates 57, 72, and 74. Chicago is approximately 2 hours north; St. Louis is 3 hours southwest; and Indianapolis is 2 hours east. Home to the University of Illinois, Parkland College, and two major regional hospitals (Carle Foundation Hospital and Provena Covenant Hospital). Champaign County is a leader in education, health care, government, technology, industry, and agriculture.



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|------------------|-----------------------------------------|---------------------------|--------|
| <b>Location:</b> | Old Farm Commons                        | <b>Status:</b>            | Leased |
| <b>Price:</b>    | \$12.00/sqft                            | <b>Available Sq. Ft.:</b> | 1,333  |
| <b>Address:</b>  | 1701 Broadmoor Dr., Champaign, IL 61821 | <b># of Floors:</b>       | 2      |

**Parking** Ample on-site Parking



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