

**2702 S. BOULDER DRIVE**

**Available 3/1/2022**

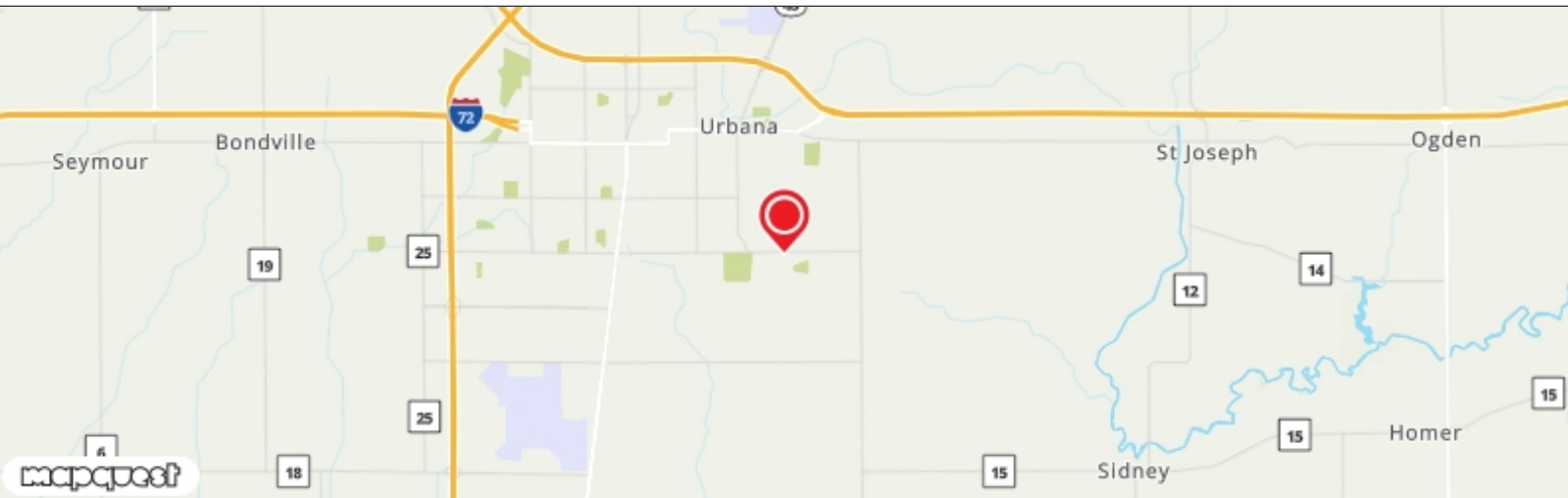
This Class A office space was built in 2004 and consists of 5,810 SF (4,784 SF First Floor | 1,026 SF Mezzanine). The space consist of 13 private offices, conference room, kitchen, server room, reception, open work room (12 Cubes), and open mezzanine area. An enclosed entrance vestibule is located on the south side of the office. A conference room and individual offices flank the perimeter. The interior core is set up for a shared office support center as well as open office cubicles. For the full layout, see floor plan. A mezzanine for storage is located upstairs. CAM at this office property includes mowing, snow removal, trash hauling, HVAC PM, Mgmt. fee, domestic water, sanitary sewer & SWUF.



<b>Location:</b>	Stone Creek Commons	<b>Status:</b>	Leased
<b>Price:</b>	\$13.00/sf NNN	<b>Available Sq. Ft.:</b>	5,810
<b>Address:</b>	2702 S. Boulder Drive, Urbana, IL 61802	<b># of Floors:</b>	2

**Community** Stone Creek Commons and the Pines Shopping Center is an office/retail park in South East Urbana located off Windsor Rd & Philo Rd. Stone Creek Commons features two ponds, walking trails, mature trees, and landscaping beds. Businesses at Stone Creek Commons include American Oil Chemists Society, Blueprint, Edward Jones, Facer Law Firm, and The Atkins Group. The office park is adjacent to The Pines retail center, home to high-traffic businesses such as Casa del Mar, Subway, Bouffant Salon, Kinex Fitness, Monicals Pizza, Busey Bank, and Urbana Fine Arts Center. The office park has lots for sale, including attractive lakeside lots. All utilities and services are in place for quick development. The Atkins Group can also offer tailored build to suit (BTS) solutions for your company.

**Parking** Ample on-site parking



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Web Address: <https://www.atkinsgroup.com/?p=19220>