

**SUITE D - 3362 BIG PINE TRAIL**

This Class A office space is available in the southwest corner of building at 3362 Big Pine Trail (corner of Big Pine Trail/Boardwalk Ave. & Olympian Dr.). The space is comprised of 992 sqft in as-is condition. Our current tenant will be departing in May 2019.

Lessor is willing to remodel the space. This suite can be connected to [Suite C](#).

Pinehurst Commons is an office park that includes a 4 acre pond, walking trails, and extensive landscaping featuring numerous pine trees. The resulting park-like setting offers an eye-pleasing location for professional offices. Located on the north edge of Champaign, off Prospect Avenue and Olympian Drive on the newly extended Boardwalk Drive. Pinehurst Commons is easily accessible for you and your clients. Located in North Champaign less than 1 mile from I-57 (connects with I-74 & I-72) allows for easy access for clients and staff from afar and the CU area. The proximity of Pinehurst Commons to Champaign County's major shopping district and restaurants makes it an ideal location for office use.



<b>Location:</b>	3362 Big Pine Trail in Pinehurst Commons	<b>Status:</b>	Leased
<b>Price:</b>	\$12.50/sf/NNN	<b>Available Sq. Ft.:</b>	992
<b>Address:</b>	3362 Big Pine Trail, Champaign, IL 61822	<b># of Floors:</b>	1

<b>Scenery</b>	Pond and Walking Trail, Professional Landscaping
<b>Parking</b>	Ample on-site parking

