

**SUITE G - THE PINES**

Suite G at The Pines in Urbana, containing 1,625 SF, is an endcap available for lease in the south building. The suite was formerly a spa and features front reception area, flanking showroom with plumbing, three 10' x 9'5" suites along the north wall, a 14' x 10'9" room with shower, break room, storage room with washer/dryer hookups, and restroom. Lessor is willing to remodel the suite to accommodate our next tenant.



Current businesses at The Pines include:

- [Bouffant Salon](#)
- [Busey Bank](#)
- [Kinex Fitness Studios](#)
- [Monical's Pizza](#)
- [Subway](#)
- [Urbana Fine Arts Center](#)

<b>Location:</b>	The Pines – South Retail in The Pines at Stone Creek	<b>Status:</b>	Leased
<b>Price:</b>	\$16.00 / SF / NNN	<b>Available Sq. Ft.:</b>	1,625
<b>Address:</b>	2740 S. Philo Rd., Urbana, IL 61802	<b># of Floors:</b>	1

<b>Community</b>	14 acre retail development, located at Philo & Windsor Rd., most prominent arterial street in southern Champaign-Urbana. Adjacent to Class A office park - Stone Creek Commons
<b>Exterior</b>	Tenants of The Pines may advertise on the digital message board.
<b>Scenery</b>	Paths and walkways allow customers to arrive by vehicle, bike or foot.
<b>Construction</b>	Upscale interior & exterior finishes throughout the retail development
<b>Parking</b>	Ample free parking and convenient access to Windsor & Philo Roads

