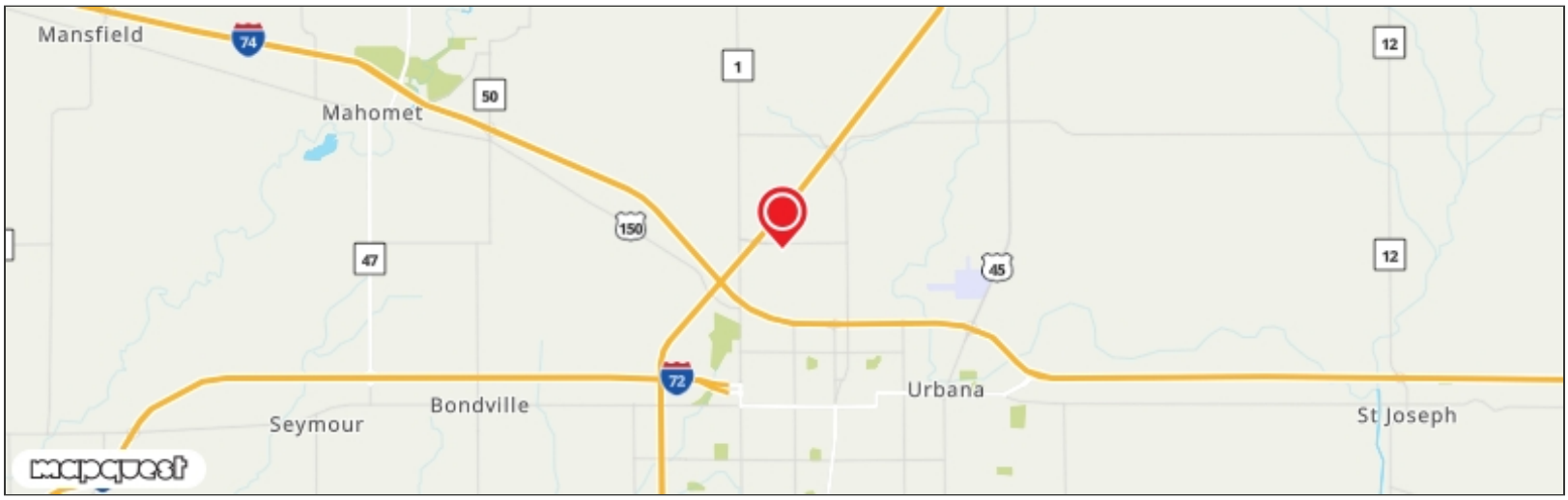
SUITES A & B - 3407 BIG PINE TRAIL

This brand new Class A office space is the newest building in the 24,400 SF office complex that is commonly known as Pinehurst Commons. There is currently 1,622 SF of to be finished Class A Office space that can be divided down to a 617 SF & 1,005 SF suites. The space can be completely customized to fit your need.

Ownership is willing to provide an allowance of $2,400 for exterior sign package (tenant to provide logo/artwork). CAM at this office property includes mowing, snow removal, trash hauling, HVAC PM, Mgmt fee, domestic water, sanitary sewer & SWUF. Current tenant would consider shared space and is very flexible.

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.

Location:	3407 Big Pine Trail in Pinehurst Commons	**Status:**	Leased
Price:	$16.00/sf NNN	**Available Sq. Ft.:**	1,622
Address:	3407 Big Pine Trail, Champaign, IL 61822	**# of Floors:**	1

Scenery	Pond and Walking Trail, Professional Landscaping
Parking	Ample on-site parking