

Office for Lease

2022 Glenn Park Drive | Champaign, IL | US | Champaign County
Available SF: 9,500 | Lease Rate: \$6.9



Building Type:	Flex Tech, Retail, Warehouse & Distribution, Office
Available SF:	9,500
Within City Limits:	Yes
Lease Rate:	\$6.9
Last Updated:	Jul 14, 2021

Realtor/Owner Contact

Jordan Dunahee
Ramshaw Real Estate
217.359.6400 | jordan.dunahee@svn.com

Property and Area Description

Description - 2022 Glenn Park Drive is currently being used as a specialty infusion site for Coram. The space currently offers 3,000 SF of office space and 6,500 SF of warehouse space with a large conference room with exterior windows, and with full loading dock access. This suite could be used as office, retail or flex space. 2022 Glenn Park is part of a 143,000 SF retail anchored community shopping center situated with visibility and access from three major commercial roadways, including the entrance ramp to I-72 and I-57. Major tenants include Planet Fitness, American Freight. The property also offers over 900 parking spaces with an average daily traffic count of 17,500 vehicles from Mattis Ave and 7,500 vehicles from Country Fair Dr. The utilities are billed back to the tenant at \$2.20/SF and the CAM and RE Taxes are an additional \$2.30/SF, keeping the total price under \$12/SF All Inclusive. // Location - 2022 Glenn Park is a Office/Medical/Retail center measuring 9,500 Sq Ft inside of a 143,000 Sq Ft retail anchored community shopping center situated with visibility and access from three major commercial roadways, including the entrance ramp to I-72 and I-57.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Carly McCrory-McKay | Executive Director | Champaign County EDC
1817 S. Neil Street | Champaign, IL 61820 | (217) 359-6261 | carly@champaigncountyedc.org