



JAMES BURCH

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Urbana 2003 S. Philo Rd.

Property For: **Lease**



DESCRIPTION

Professional Office or Retail Space

Attractive office space with great visibility, easy access, and off-street parking. The space has been used in the past as a medical clinic, and is divided into a large number of exam rooms.

The owner will consider dividing and/or remodeling the space for new tenants.



SPECIFICATIONS

SPACE FOR LEASE

Size:	5,278 Sq. Ft. (Divisible)
Zoned:	B-1 Neighborhood Business (City of Urbana)
Price:	4,400 / mo Net
Sale:	Owner would consider selling.

Available November 1, 2008

MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Roche Cain at **217-359-8333**. James Burch Realty is the agent for, and therefore represents, the Lessor.