



JAMES BURCH

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

Champaign

3121 Village Office Place

Property For: **Sale/Lease**



DESCRIPTION

SPECIFICATIONS

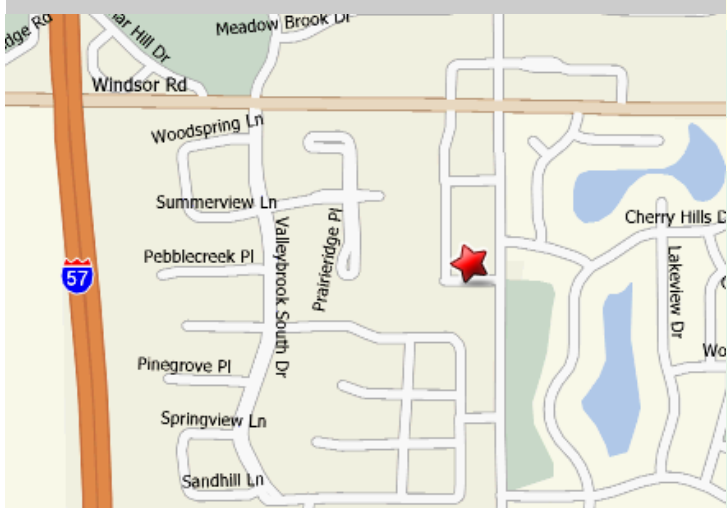
Village Office Place is one of the most prestigious addresses in Champaign.

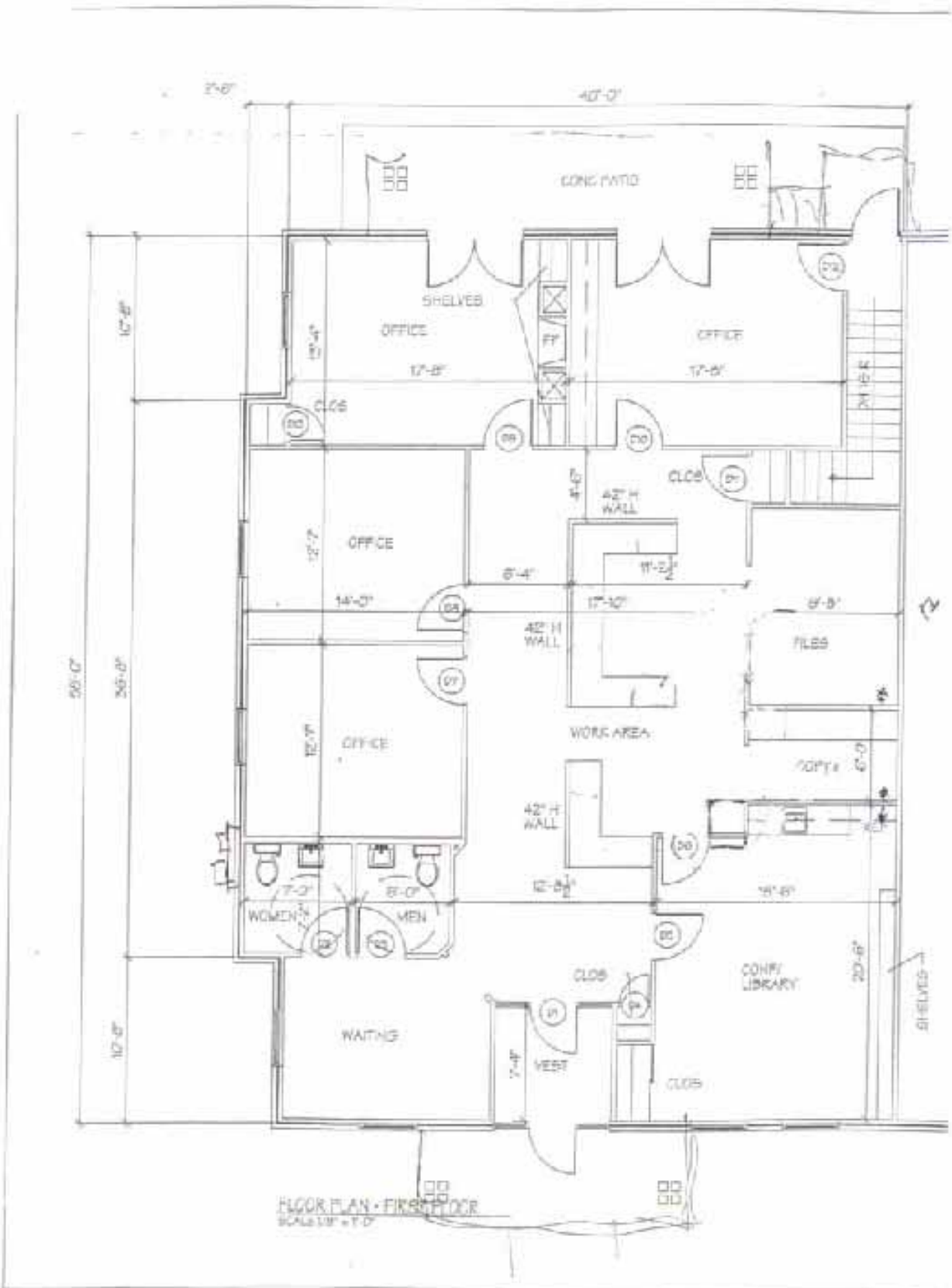
High Quality Professional Office Space. The space is divided into 4 private offices, 3 secretarial work areas, copy/fax area, a main floor file room, and a conference room with a wet bar, a customer waiting area, 2 bathrooms, and a basement for extra file storage.

Office Size:	Main Floor 2,472 sq.ft. Basement 1,000 sq.ft.
Site Size:	Condominium
Zoned:	CG, Commercial General – Planned Development
Condo Fees:	\$287.10 per month
RE Taxes:	\$7,232.08 (2007 payable 2008)
PIN:	46-20-28-204-096
Lease Price:	Main Floor: \$17.00 per sq.ft. Basement: \$ 3.00 per sq.ft.
Sale Price:	\$416,900

MORE INFORMATION?

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





FLOOR PLAN - FIRST FLOOR
SCALE 1/4" = 1'-0"

