



# JAMES BURCH

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

# Champaign

## 4108 Fieldstone

Property For: **Lease**



### DESCRIPTION

Flexible office space in a recently built office building located in Westwood Trace Commercial Park. Westwood Trace is conveniently located in west Champaign, close to the intersection of Springfield Ave. and Staley Road. Attractive brick building in a professional business park environment.

### SPECIFICATIONS

- Space:** 9,800 sq. ft. with 7,900 sq. ft. of office & 1,900 sq. ft. of shop/storage. Shop could be converted to office.
- Divisible:** 2,900 sq. ft. or 6,900 sq. ft.
- Parking:** Ample parking surrounding building.
- Price:** \$11.00 / sq. ft.

All prices are quoted with a Real Estate Tax Stop.

**Available immediately.**

### 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 Lessor.

