

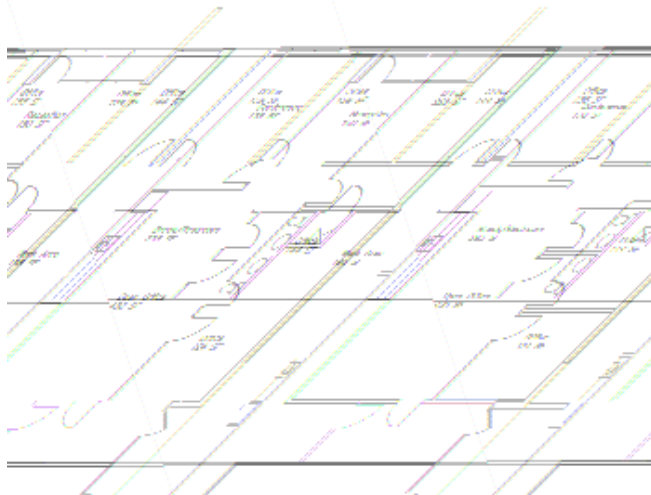
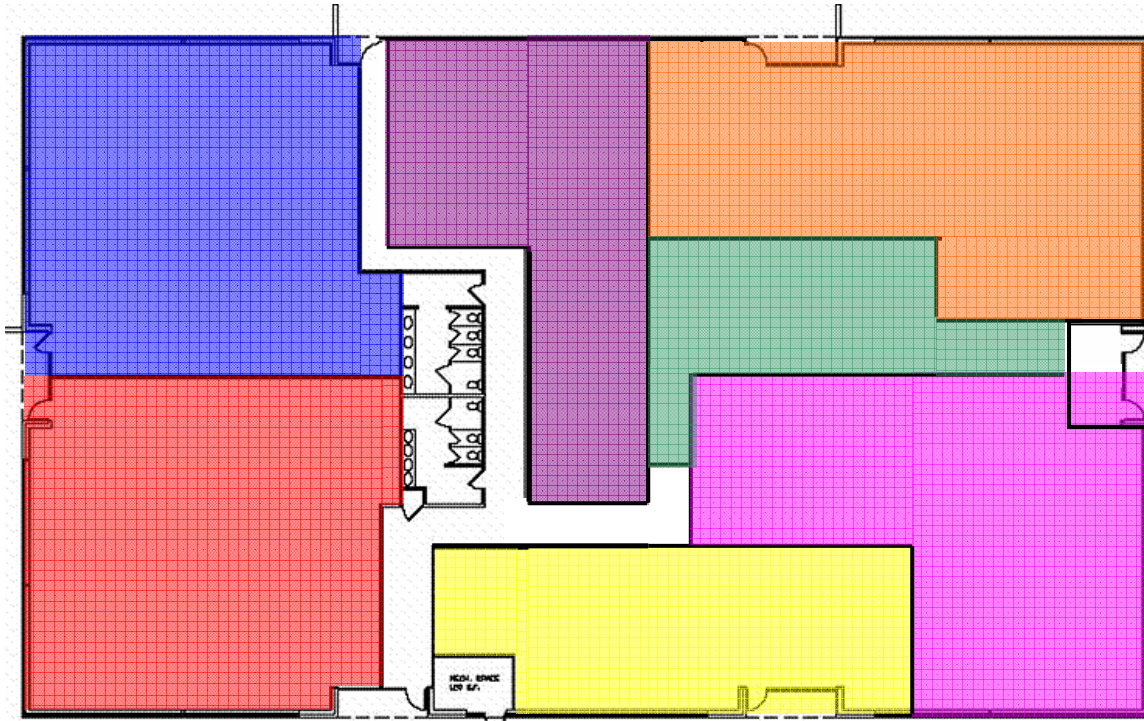


1902 Fox Drive | Champaign, Illinois | Up to 2,600 Square Feet

- *Will Build-to-Suit*
- *Fiberoptic and Cable Available*
- *Rates (NNN): \$14.00 per Square Foot*
- *NNN Estimated at \$4.00 per Square Foot*
- *Located Less Than Two Miles from University of Illinois Campus, Willard Airport, and Three Major Interstates (I-72, I-74, and I-57)*
- *Space is divisible based on tenant needs*
- *Responsive Management Team*
- *Ample Free Parking – Over 50 Spaces Available*
- *On-site Maintenance with Online Based Repair and Maintenance Database*
- *Granite finishes, up-scale design*

FDC, LLC
1909 Fox Drive
Champaign, IL 61820
217.351.1430 ext. 26
fax: 217.356.0556
johnb@fox-companies.com
www.fox-companies.com





Proposed Office Layout

- Charleston Transitional
- New Horizons
- Prairie State Bank
- NEXVU Technologies
- Glotel, Inc.
- R-Systems
- Open Area ~ 2,600sf



**Area Demographic Information –
Champaign County**

- 2000 Population: 179,669
- 2010 Projected Population: 194,953
- Households: 53,132
- Median Age: 30.1 Years
- Average Household Income: \$53,658
- Median Household Income: \$37,780