

A photograph of a modern, multi-story brick building with a large, sloped, light-colored roof. The building is surrounded by lush green trees and a clear blue sky. A tall light pole stands in the foreground. A dark blue banner with white text is overlaid on the top right of the image.

FOR LEASE

ON-CAMPUS **OFFICE SPACE**

UNIVERSITY OF ILLINOIS RESEARCH PARK

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PROPERTY OVERVIEW

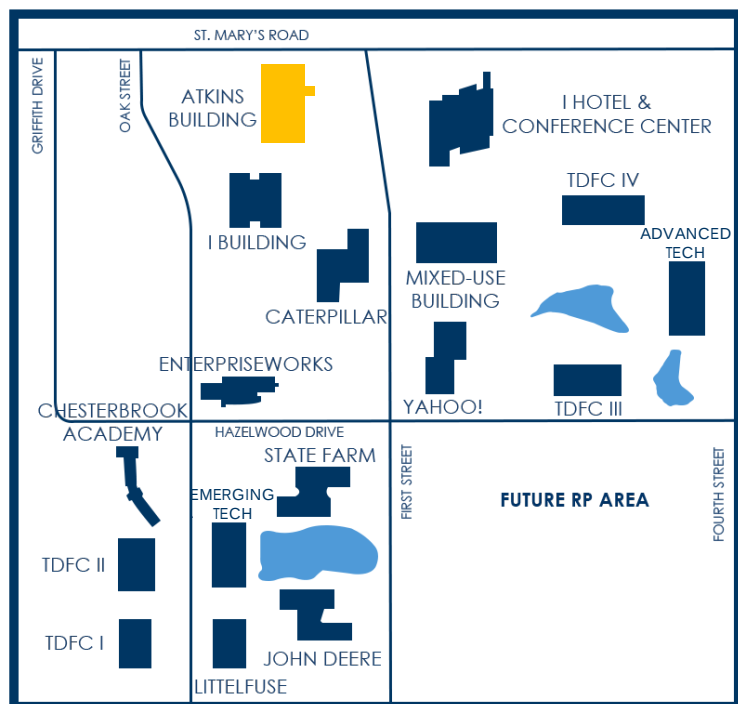
The University of Illinois established the Research Park to attract leading high-technology companies, accelerate the commercialization of University-driven innovation, and foster long-term **economic growth**. Today, it stands as one of the premier university-affiliated research parks in the country.

The Research Park creates a dynamic environment where technology-based businesses collaborate directly with University of Illinois faculty and students. Tenants benefit from proximity to world-class **laboratories, specialized equipment, and research resources** – enabling strategic partnerships that advance product development, applied research, and commercialization initiatives.

Companies located within the Research Park receive **Allied Agency status** with the University of Illinois, providing streamlined access to campus resources and strengthening integration with the broader academic ecosystem.

Just minutes from central campus, the Research Park is home to more than **120 companies** employing approximately **2,000 professionals** in high-technology fields. At any given time, there are ~800 University of Illinois student interns at work within the Park, contributing leading-edge technical expertise while gaining hands-on experience in corporate research, engineering, and product development.

With its vibrant entrepreneurial culture, direct access to talent, and strong institutional support, the University of Illinois Research Park offers a uniquely collaborative setting for companies seeking innovation, growth, and competitive advantage.



PROPERTY OVERVIEW

The **Atkins Building** was the first **commercial office** building constructed in the Research Park at the University of Illinois Urbana-Champaign. This **75,000 square foot** multi-tenant building is located between Oak Street and First Street along St. Mary's Road. It is situated as a gateway building to the Research Park. The building includes **state-of-the-art features** and upgrades, including extensive fiber and networking, backup generator power, energy efficient lighting, a large atrium break room and lounge area, fitness room with showers, conference room, and large training room.

AMENITIES

- Custom designed lobby with lounge area
- Shared conference room with monitor
- Common area Wi-Fi connectivity
- Expansive outdoor patio and fire pit
- Exercise facility with shower rooms & lockers
- Two shared break rooms with kitchens
- On-site EV charging station
- 24/7 Access with key card badge access after hours
- Elevators for second floor access
- Shared ADA compliant restrooms
- Access to UC2B fiber
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Custom build out available
- Exterior building signage available

ATKINS BUILDING FOR LEASE

DATA CENTER

RAISED FLOOR

1800 S. OAK STREET
SUITE 110A



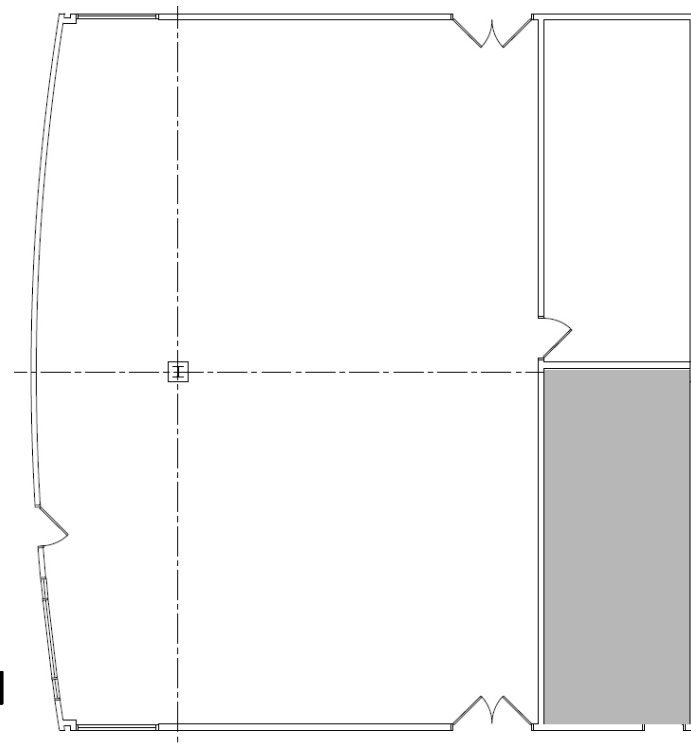
SUITE 110A – OVERVIEW

Located in **1800 S. Oak Street** in the University of Illinois Research Park, Suite 110A offers a unique opportunity within the Research Park and features a large **data center space** with a **raised floor**. This suite is ideal for technology, computing, or R&D applications, while also providing a flexible footprint that can be repositioned into a modern office. The suite includes an **adjacent storage room** with a concrete floor, providing additional support for equipment or operations. This configuration presents a highly functional solution for users seeking a plug-and-play data or technical environment within a premier innovation ecosystem.

BUILDING SIZE	75,000 SF
SUITE 110 SIZE	3,375 RSF (2,700 USF + 675 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$18.50 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Large open area built out as data center with a raised floor
- One (1) storage room with concrete floor
- Opportunity to turn blank slate into open office space for work stations
- Common area breakroom, kitchen, conference room, fitness center & restrooms



ATKINS BUILDING FOR LEASE

DATA CENTER

RAISED FLOOR

1800 S. OAK STREET
SUITE 110A



ATKINS BUILDING FOR LEASE

TURNKEY

OVERHEAD DOOR

1800 S. OAK STREET
SUITE 113



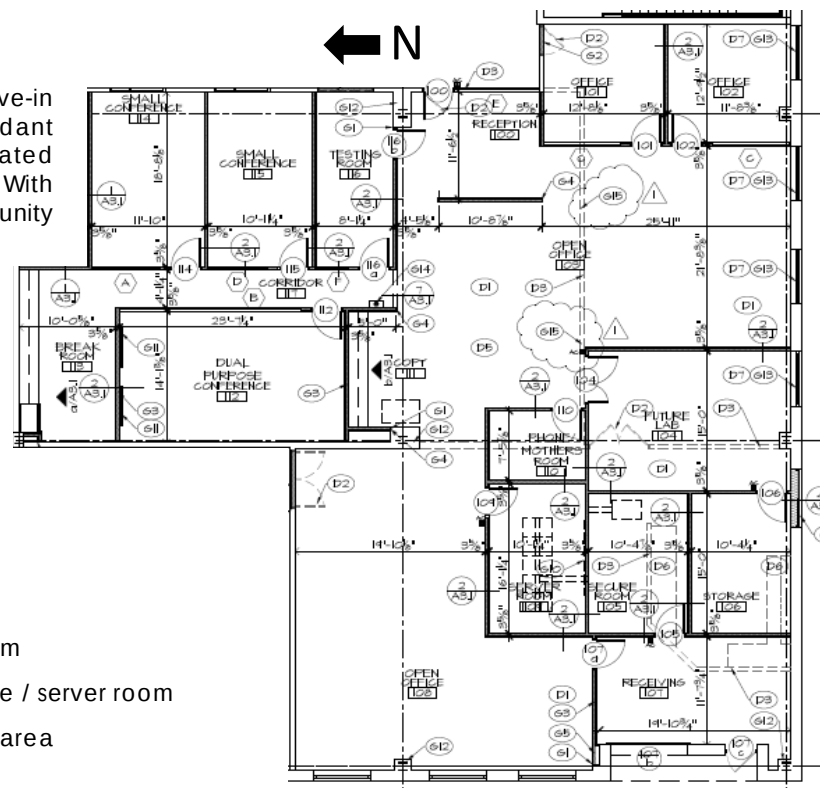
SUITE 113 – OVERVIEW

Suite 113 at 1800 S. Oak Street in the University of Illinois Research Park offers a highly adaptable, move-in ready space ideal for **office**, **lab**, or **light production** users. The space features **modern finishes**, abundant **natural light**, and a mix of private offices, conference rooms, open work areas, and dedicated lab/production space, along with a private overhead door for convenient shipping and receiving. With additional amenities including a break room, server room, and storage, this suite presents a rare opportunity for users seeking a turnkey space with both functionality and flexibility in a unique innovation setting.

BUILDING SIZE	75,000 SF
SUITE 113 SIZE	6,774 RSF (4,989 USF + 675 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$20 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) private offices
- Three (3) conference rooms
- Private overhead door / shipping & receiving bay
- Two (2) large open areas for workstations
- Two (2) production / lab rooms
- Break room
- Mother's room
- Large storage / server room
- Copy / print area



ATKINS BUILDING FOR LEASE

TURNKEY

OVERHEAD DOOR

1800 S. OAK STREET
SUITE 113

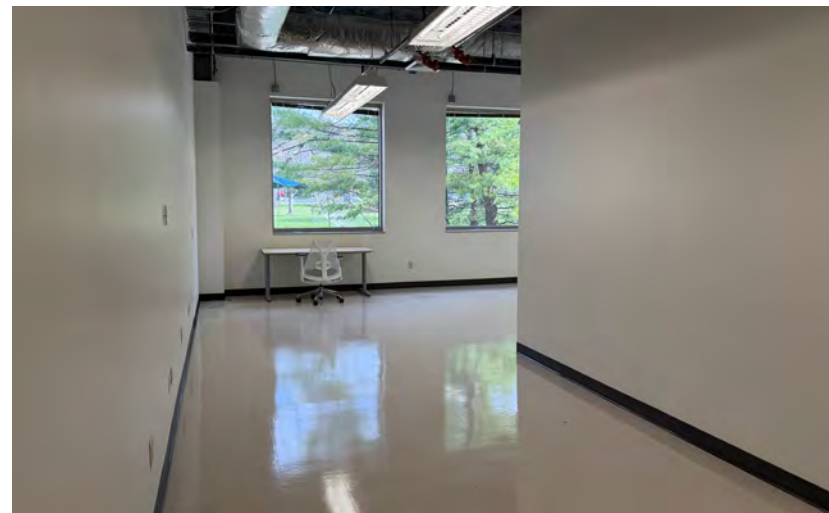


ATKINS BUILDING FOR LEASE

OPEN FLOOR PLAN

NATURAL LIGHT

1800 S. OAK STREET
SUITE 115



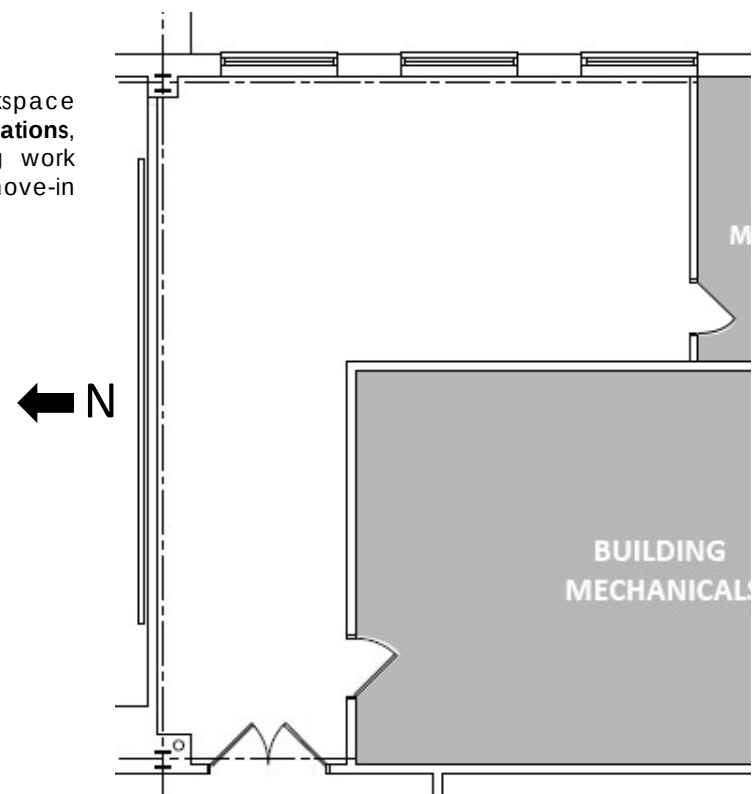
SUITE 115 – OVERVIEW

Suite 115 at 1800 S. Oak Street in the University of Illinois Research Park offers a bright, efficient workspace designed for productivity and collaboration. The suite features an **open layout** ideal for **workstations**, complemented by **expansive windows** that provide abundant **natural light** and create an inviting work environment. Finished with durable vinyl tile flooring and an open ceiling, this space presents a clean, move-in ready opportunity for users seeking a modern, flexible office.

BUILDING SIZE	75,000 SF
SUITE 115 SIZE	867 RSF (650 USF + 217 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$18.50 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Open area for workstations
- Expansive windows with lots of natural light
- Vinyl tile flooring
- Open ceiling
- Common area conference room, fitness center, break room and restrooms

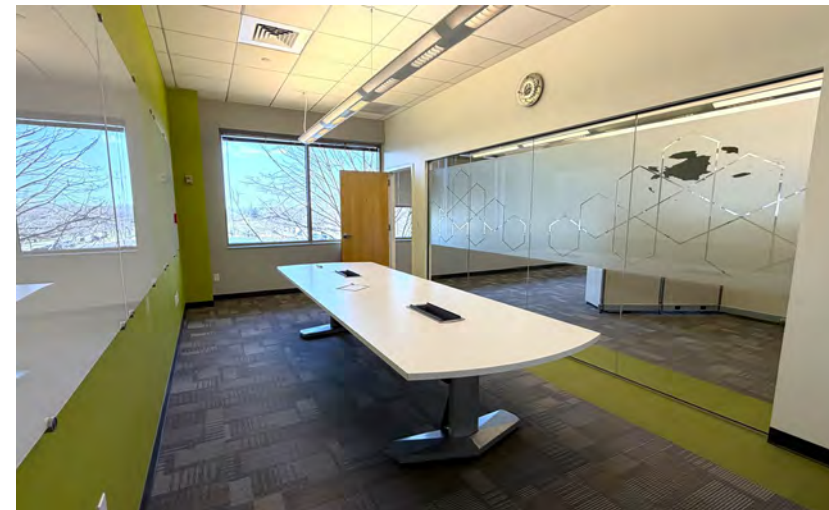


ATKINS BUILDING FOR LEASE

TURNKEY

AVAILABLE NOVEMBER 1

1800 S. OAK STREET
SUITE 200



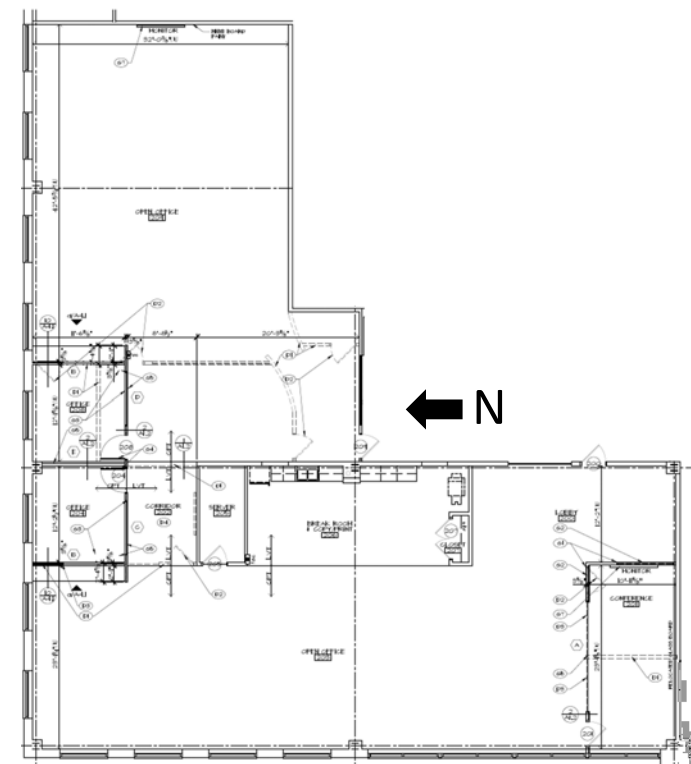
SUITE 200 – OVERVIEW

Available on November 1st, 2026, Suite 200 at 1800 S. Oak Street in the University of Illinois Research Park offers a well-balanced, **move-in ready** workspace designed to support both collaboration and focused work. The suite features a welcoming reception area, private offices, a large conference room, and expansive open work areas, complemented by a **spacious kitchen/break room** and dedicated support spaces including a server room and storage closet. This efficient and thoughtfully designed layout presents an excellent opportunity for teams seeking a professional, turnkey environment.

BUILDING SIZE	75,000 SF
SUITE 200 SIZE	6,798 RSF (5,053 USF + 1,745 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) private offices
- Large kitchen / break room
- Server room
- Large conference room
- Reception / comfort seating area
- Storage closet
- Two (2) large open areas for workstations
- Copy / print area



ATKINS BUILDING FOR LEASE

TURNKEY

AVAILABLE NOVEMBER 1

1800 S. OAK STREET
SUITE 200



ATKINS BUILDING FOR LEASE

COWORKING

NATURAL LIGHT

1800 S. OAK STREET
SUITE 202A



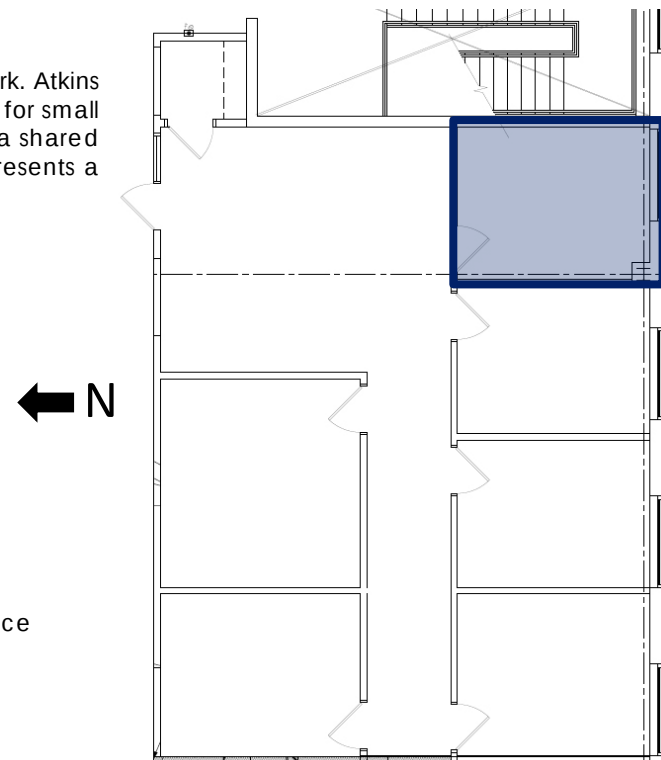
SUITE 202A – OVERVIEW

Suite 202A is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from month-to-month to multi-year options, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202A SIZE	310 RSF (144 USF + 166 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$850 / Month Gross
UTILITIES ESTIMATE (2026):	\$80 / Month

SUITE FEATURES

- Private office with large window that allows natural light into the suite
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

COWORKING

NATURAL LIGHT

1800 S. OAK STREET
SUITE 202B



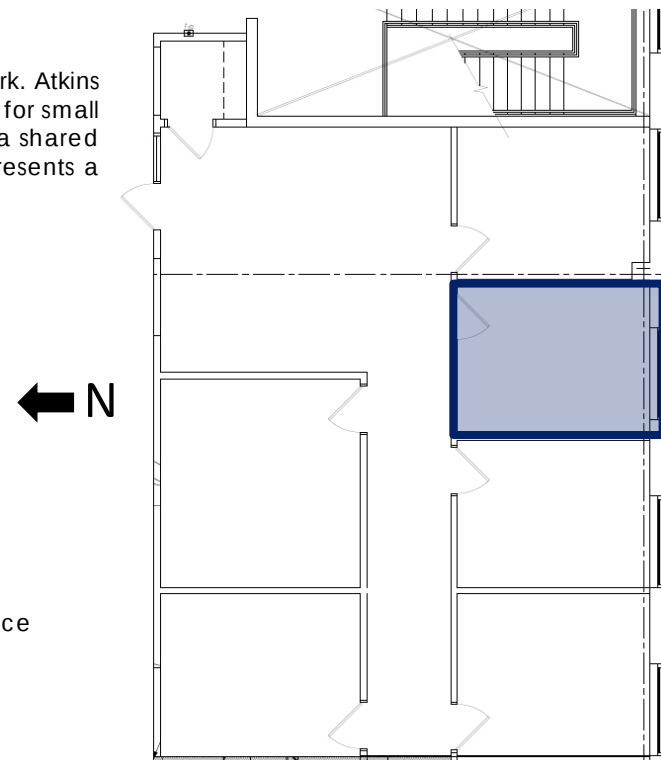
SUITE 202B – OVERVIEW

Suite 202B is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from month-to-month to multi-year options, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202B SIZE	286 RSF (133 USF + 153 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$775 / Month Gross
UTILITIES ESTIMATE (2026):	\$75 / Month

SUITE FEATURES

- Private office with large window that allows natural light into the suite
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms

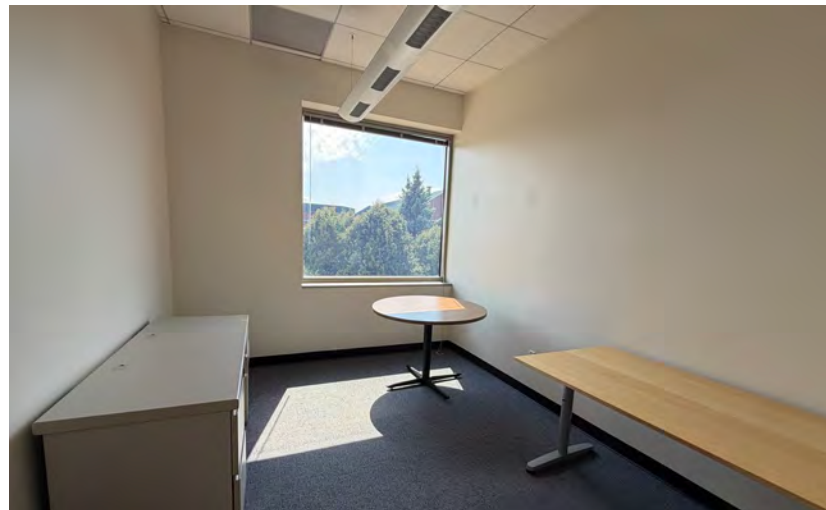


ATKINS BUILDING FOR LEASE

COWORKING

NATURAL LIGHT

1800 S. OAK STREET
SUITE 202C



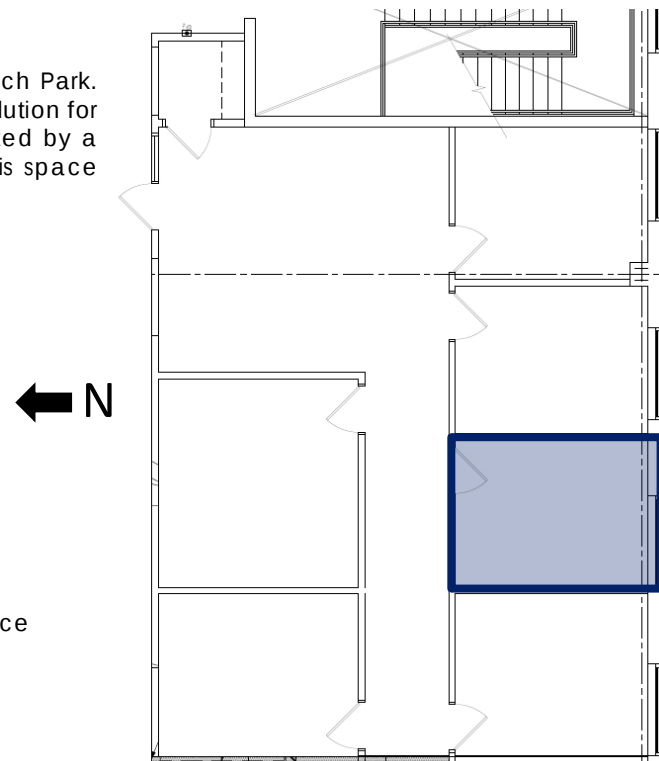
SUITE 202C – OVERVIEW

Suite 202C is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from month-to-month to multi-year options, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202C SIZE	286 RSF (133 USF + 153 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$775 / Month Gross
UTILITIES ESTIMATE (2026):	\$75 / Month

SUITE FEATURES

- Private office with large window that allows natural light into the suite
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

COWORKING

LARGE PRIVATE OFFICE

1800 S. OAK STREET
SUITE 202F



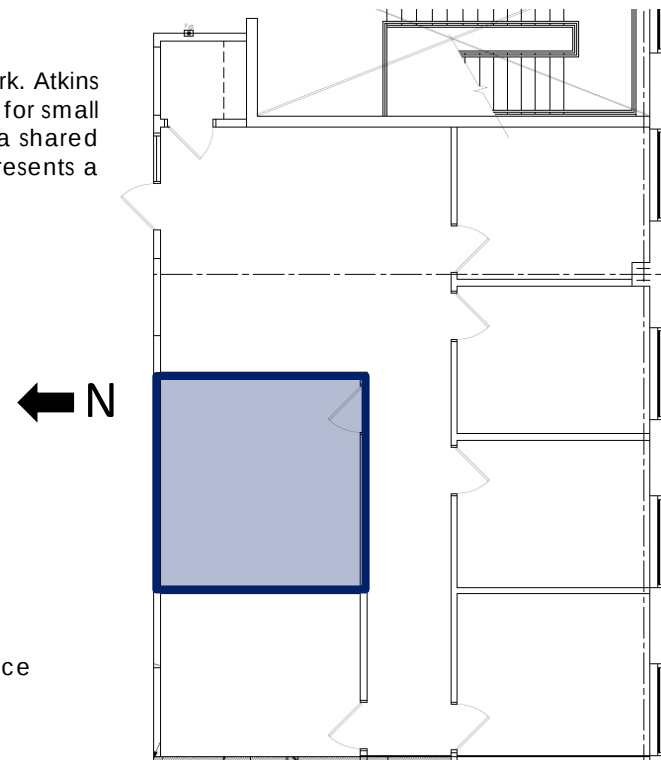
SUITE 202F – OVERVIEW

Suite 202F is located within the **Atkins Coworking** space at 1800 S. Oak Street in the University of Illinois Research Park. Atkins Coworking offers a **boutique coworking environment** with **up to six fully private offices**, providing a flexible solution for small teams or individual users. The coworking space features a mix of windowed and interior offices, all supported by a shared common seating area. With flexible lease terms ranging from **month-to-month** to **multi-year options**, this space presents a compelling opportunity to accommodate evolving occupancy needs.

BUILDING SIZE	75,000 SF
SUITE 202F SIZE	405 RSF (188 USF + 217 CA SF)
LEASE TYPE	Gross
RENTAL RATE	\$750 / Month Gross
UTILITIES ESTIMATE (2026):	\$110 / Month

SUITE FEATURES

- Large interior private office
- Common area comfort seating for coworking tenants
- Access to the building's common area conference room, fitness center, break rooms and restrooms

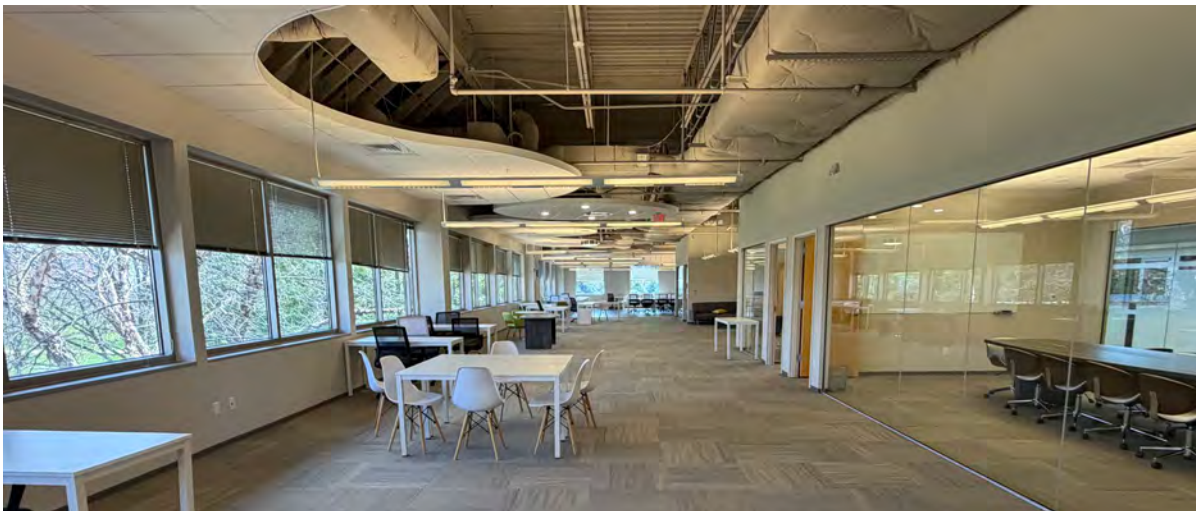


ATKINS BUILDING FOR LEASE

TURNKEY

FURNISHED

1800 S. OAK STREET
SUITE 203



SUITE 203 – OVERVIEW

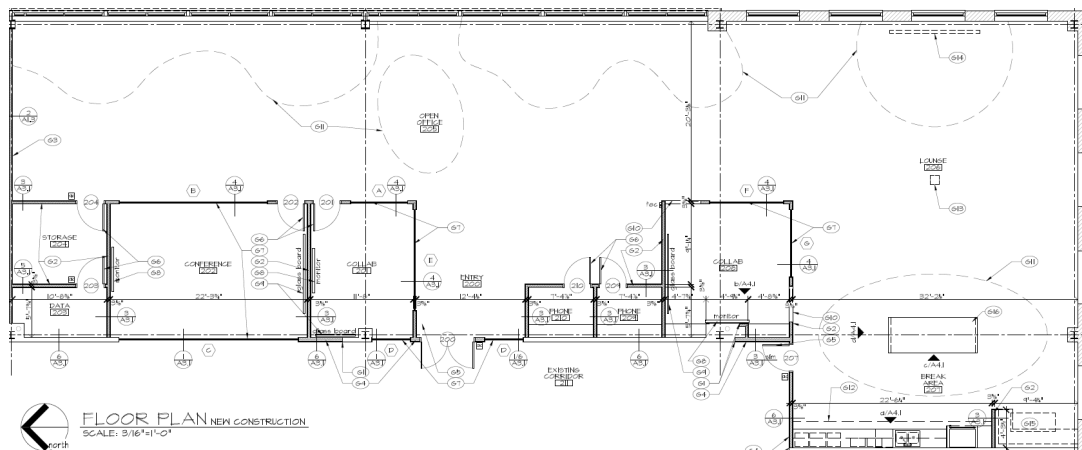
Suite 203 at 1800 S. Oak Street in the University of Illinois Research Park offers a **turnkey, furnished** and **collaborative** workspace designed to support growing teams. The suite features a mix of formal and informal conference rooms, an expansive open work area, and private phone rooms, providing flexibility for both teamwork and focused work. Anchored by a large kitchen and break room and supported by dedicated storage and server space, this suite offers a move-in ready opportunity.

The building is located directly across from the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 203 SIZE	6,521 RSF (4,932 USF + 1,589 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) conference rooms
- Informal conference room
- Large open area for work stations
- Two (2) phone rooms
- Large kitchen / break room
- Large storage room
- Server room



ATKINS BUILDING FOR LEASE

TURNKEY

FURNISHED

1800 S. OAK STREET
SUITE 203



ATKINS BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1800 S. OAK STREET
SUITE 204E



SUITE 204E – OVERVIEW

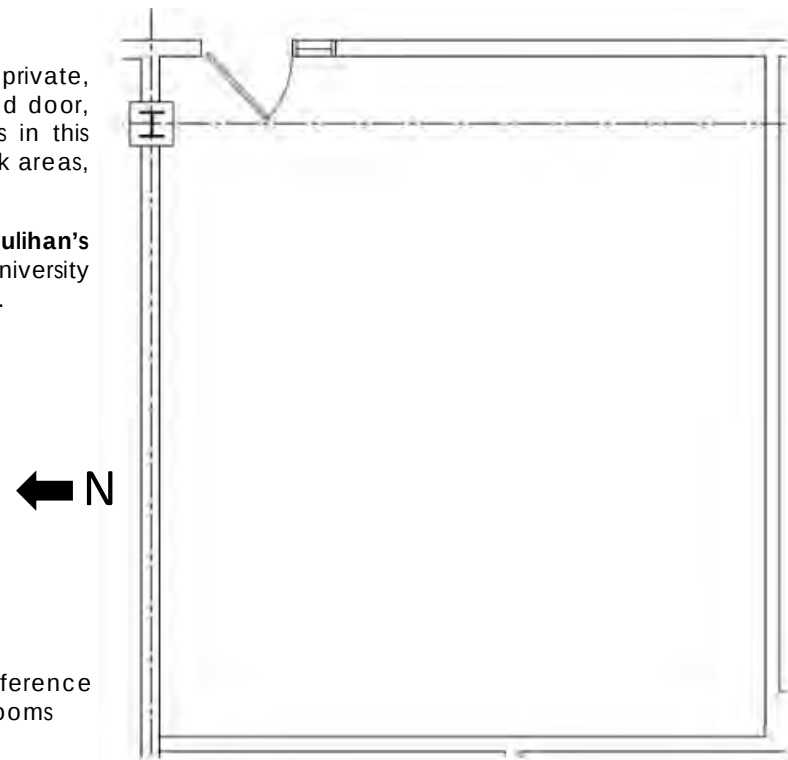
Available June 1st, 2026, Suite 204E at 1800 S. Oak Street in the University of Illinois Research Park offers a private, light-filled office that's ideal for **small teams of 4-6 users**. The suite features a full **glass storefront** wall and door, allowing natural light from the building's atrium to create an open and inviting workspace. Tenants in this building also benefit from access to shared amenities, including a conference room, fitness center, break areas, and outdoor patio, making this an exceptional turnkey opportunity.

The Atkins building is located directly across from the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 204E SIZE	672 RSF (495 USF + 177 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$20 / Month NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Large private office with room for 4-6 desks
- Access to the building's common area conference room, fitness center, break rooms and restrooms
- Glass storefront allows natural light from atrium into the office



ATKINS BUILDING FOR LEASE

RAW SPACE

NATURAL LIGHT

1800 S. OAK STREET
SUITE 206



SUITE 206 – OVERVIEW

Suite 206 at 1800 S. Oak Street in the University of Illinois Research Park presents a unique opportunity to design a **fully customized workspace** tailored to your operational needs. The suite provides a clean slate with most of the space in a raw condition while retaining an existing break room and server room to support future build out. Enhanced by abundant windows and natural light, this space is ideally suited for users looking to design a modern, high-quality office.

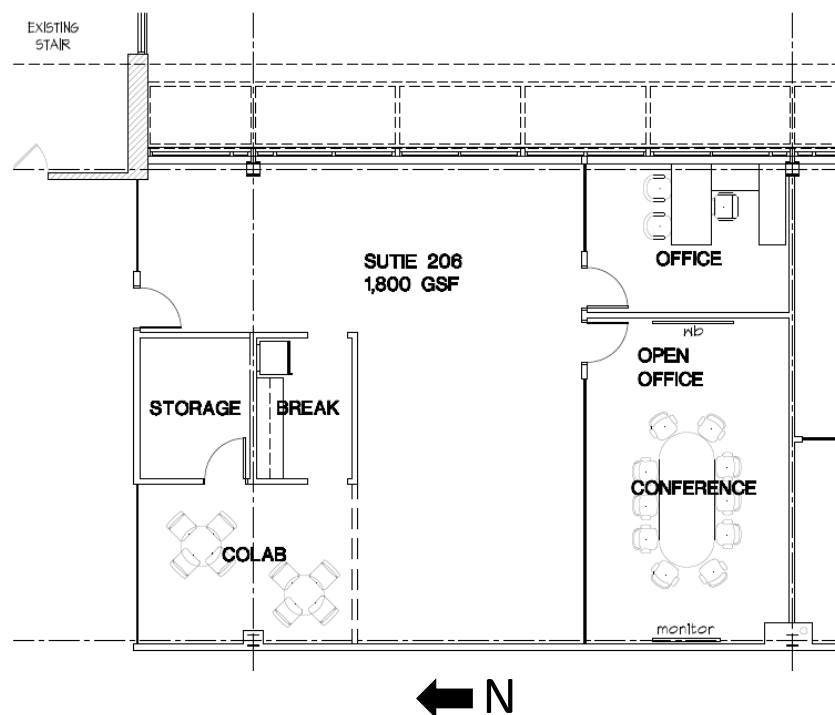
The building is located directly across from the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 206 SIZE	2,380 RSF (1,800 USF + 580 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$20 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Raw open space with break room and server room
- Windows with lots of natural light
- Custom build out available

Potential Test Fit #1

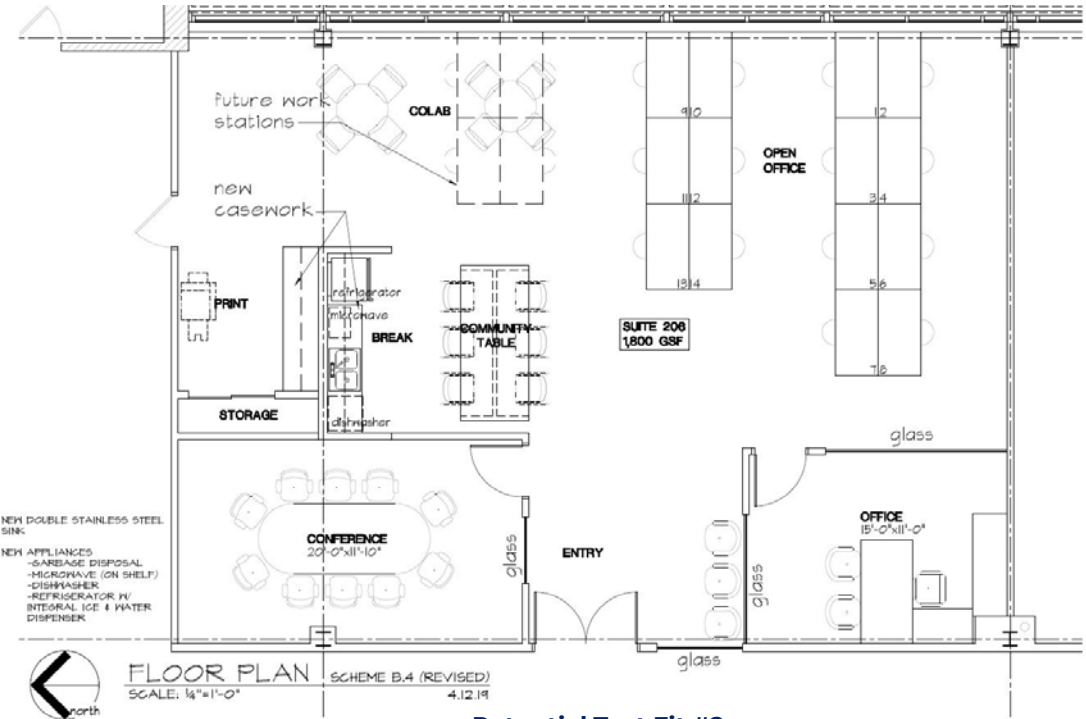


ATKINS BUILDING FOR LEASE

RAW SPACE

NATURAL LIGHT

1800 S. OAK STREET
SUITE 206



Potential Test Fit #2



ATKINS BUILDING FOR LEASE

GLASS STOREFRONT

OPEN LAYOUT

1800 S. OAK STREET
SUITE 208



SUITE 208 – OVERVIEW

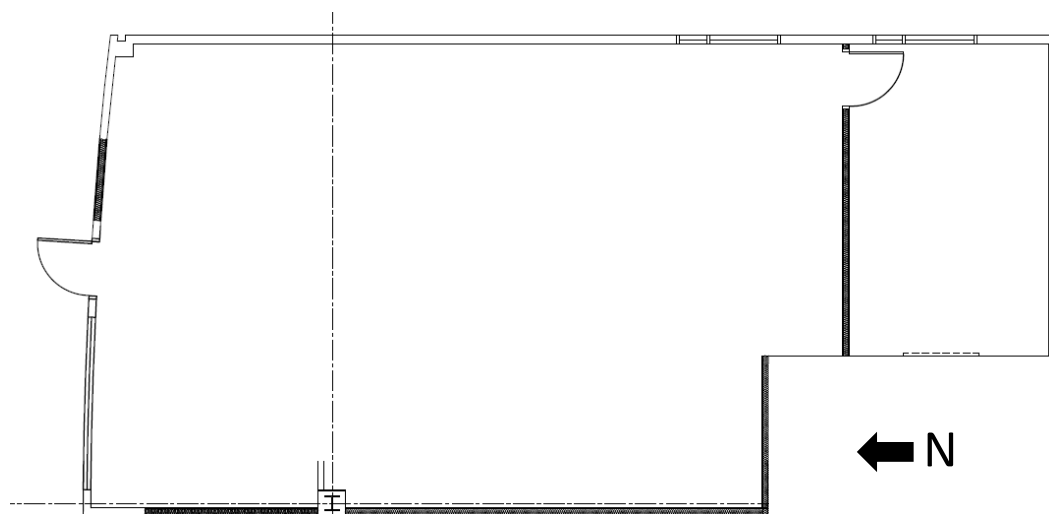
Suite 208 at **1800 S. Oak Street** in the University of Illinois Research Park offers an efficient workspace **ideal for small teams**. The suite features a conference room that can be used for meetings or as a private office alongside a large open area suited for workstations and collaborative seating. Tenants in this building also benefit from access to the building's shared conference room, fitness center, and common amenities.

The building is located directly across from the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 208 SIZE	1,609 RSF (1,185 USF + 424 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$18 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- One (1) private office or conference room
- Large open office area for workstations and soft seating
- Access to the building's common area conference room, fitness center, break rooms and restrooms



ATKINS BUILDING FOR LEASE

CLASS STOREFRONT

OPEN LAYOUT

1800 S. OAK STREET
SUITE 208

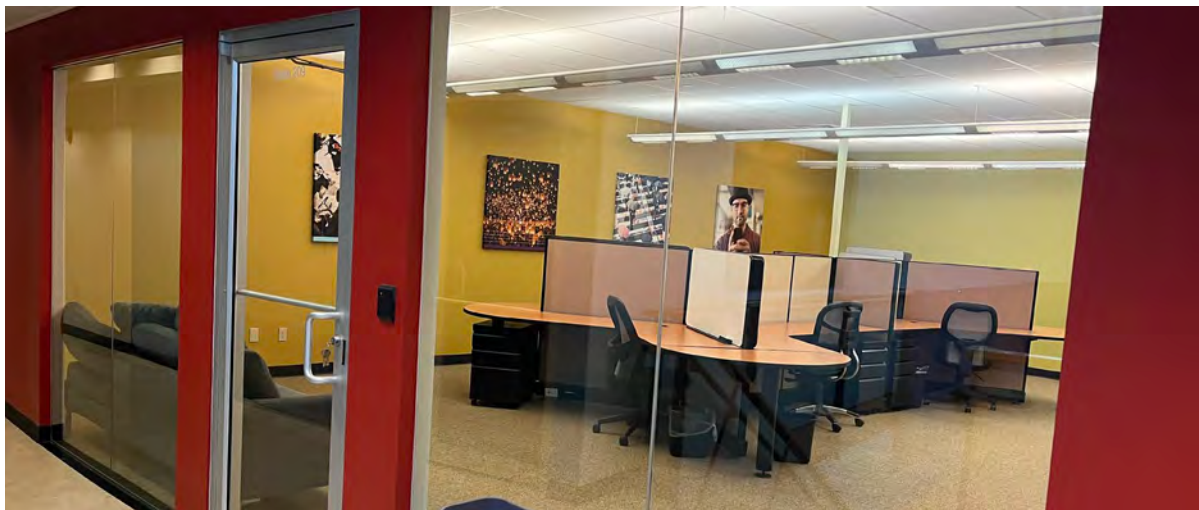


ATKINS BUILDING FOR LEASE

TURNKEY

FURNISHED

1800 S. OAK STREET
SUITE 209



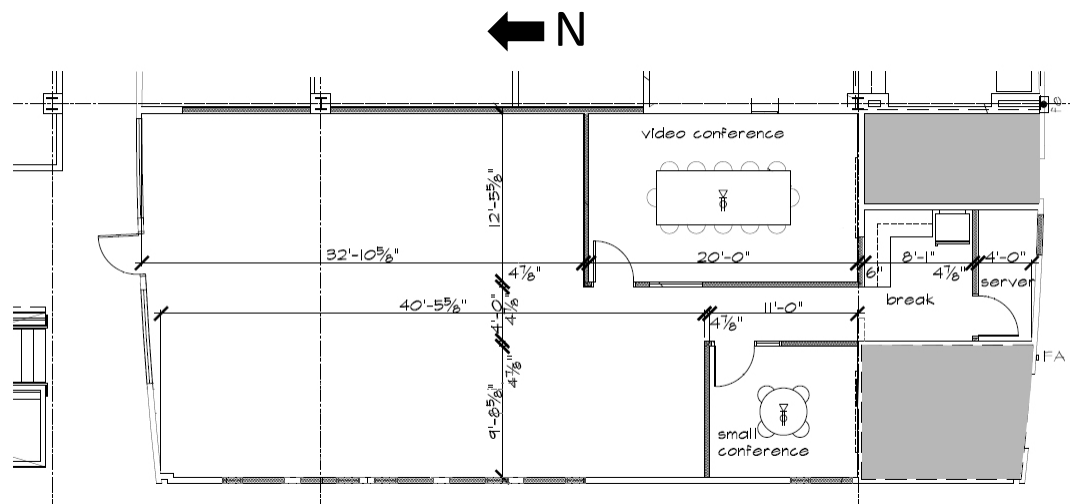
SUITE 209 – OVERVIEW

This **move-in ready, fully furnished** office suite is located within **1800 S. Oak Street**, one of the premier and highly visible buildings in the University of Illinois Research Park. Designed to provide a seamless transition, this turnkey space offers tenants an efficient and immediate occupancy solution within the Park's anchor building. Positioned prominently at the corner of St. Mary's Road and Oak Street, the property serves as the primary gateway into the Research Park, offering exceptional visibility and accessibility. The building is located directly across from the **I Hotel and Illinois Conference Center, Houlihan's Restaurant, and State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 209 SIZE	2,126 RSF (1,580 USF + 546 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$19 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- One (1) office
- One (1) large conference room
- Open office space with workstations and soft seating
- Break room
- Server room
- Fully furnished & move-in ready

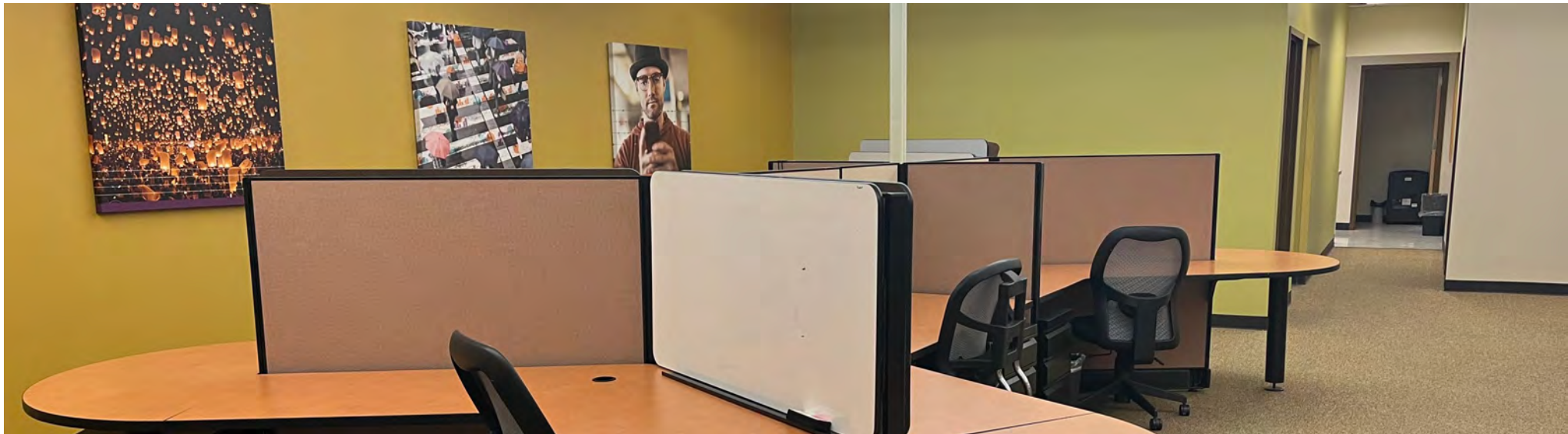


ATKINS BUILDING FOR LEASE

TURNKEY

FURNISHED

1800 S. OAK STREET
SUITE 209



ATKINS BUILDING FOR LEASE

MODERN FINISHES

OPEN LAYOUT

1800 S. OAK STREET
SUITE 211



SUITE 211 – OVERVIEW

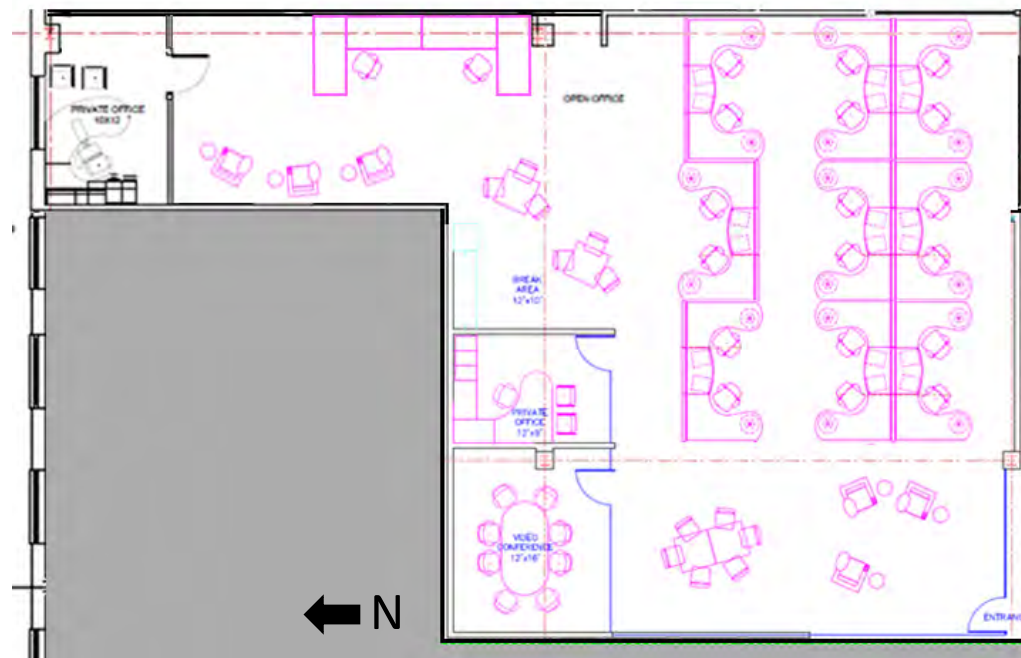
Suite 211 at 1800 S. Oak Street in the University of Illinois Research Park offers a **modern**, flexible workspace designed to support growing teams. The suite features a balanced layout with **private offices**, a conference room, break area, and **expansive open workspace** for collaboration and workstations. In addition, the existing 1,750 SF suite is being combined with an adjacent 1,300 SF, creating a rare opportunity to secure a larger, contiguous footprint within the building.

BUILDING SIZE	75,000 SF
SUITE 211 SIZE	3,949 RSF (3,054 USF + 915 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$19 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) offices
- Conference room
- Large open office area for work stations and soft seating
- Break room
- Access to the building's common area conference room, fitness center, break rooms and restrooms

Potential Test Fit



ATKINS BUILDING FOR LEASE

MODERN FINISHES

OPEN LAYOUT

1800 S. OAK STREET
SUITE 211





RESEARCH PARK BENEFITS

FOSTER A COLLABORATIVE RELATIONSHIP WITH THE UNIVERSITY OF ILLINOIS

Develop new ideas for joint innovation and research to address company needs. Receive faculty input on latest innovations and challenges. The on-campus location provides access to early awareness and tracking of trends, helping innovate based on academic and industry early emerging technologies and strategies.

EMPLOY STUDENT INTERNS & GRADUATE RESEARCH ASSISTANTS

Students can easily be employed for cost effective access to a high caliber workforce as a supplemental staffing solution for R&D work and a future recruiting pipeline to create and retain intellectual property.

HIRE FACULTY AS CONSULTANTS

Faculty may work up to 20% of their time on outside business. Key faculty could be efficiently employed for research and help managing student projects.

SUPPLEMENT RESEARCH WITH UNIVERSITY SPONSORED RESEARCH

If a company has a need for targeted access to faculty expertise on specific projects, a sponsored research agreement can be established.

FACILITY USE AGREEMENTS FOR LAB ACCESS

Research Park companies have access to University labs through fee-for-use Facility Use Agreements. Research Park companies have discounted indirect cost recovery fees. These high-tech facilities can supplement Research Park and corporate facilities.

ENTREPRENEURIAL ENVIRONMENT

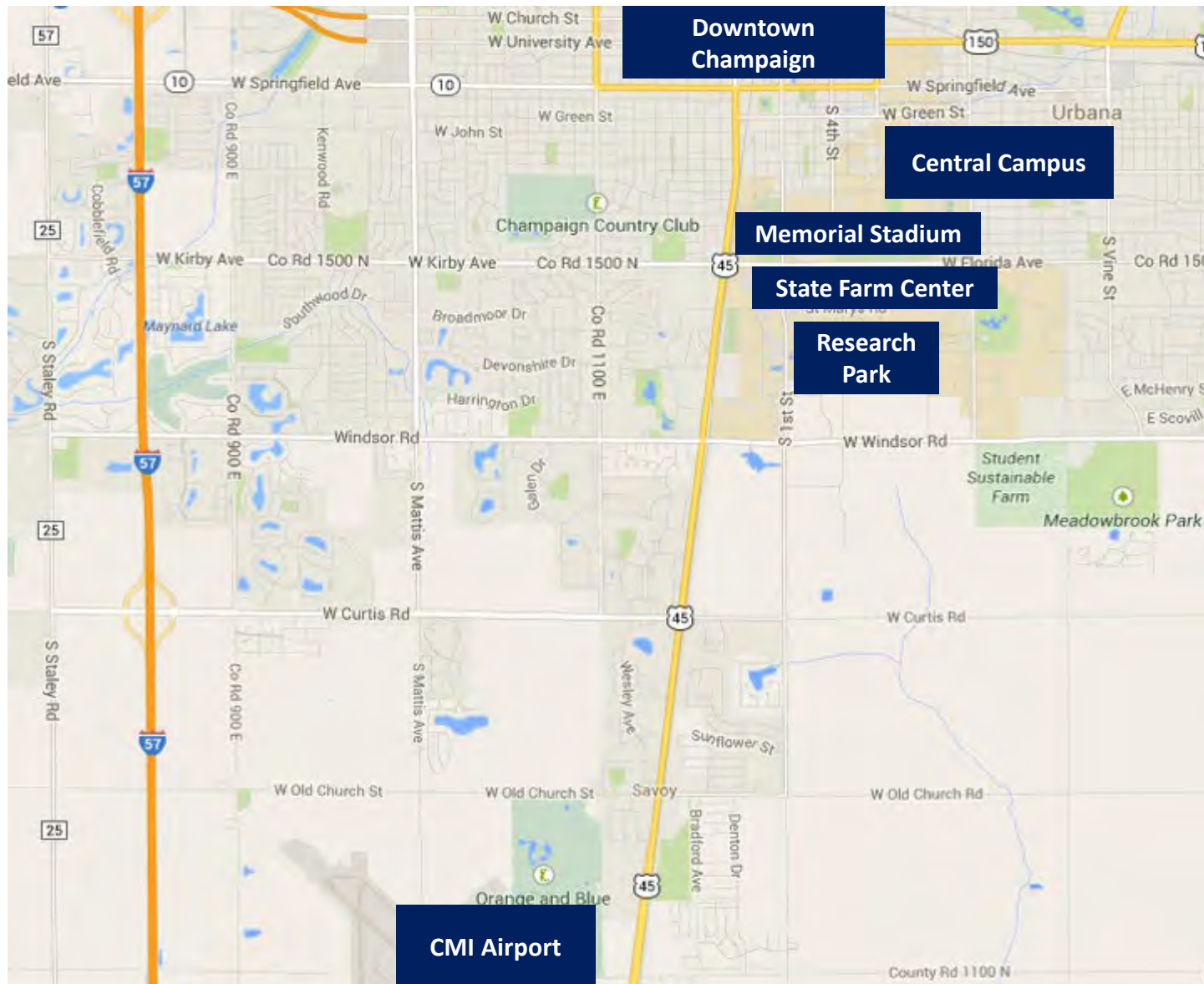
Interactions with cutting edge new companies in the Incubator that are leveraging SBIR and other federal grants to develop the newest technologies that can be commercialized. Create a new offsite entrepreneurial setting for innovators to develop new concepts.

PEER-TO-PEER LEARNING

Companies can interact with other leading corporations that have established R&D offices in the Research Park, non-industry specific best practices can be applied such as data mining and analytics.

RETAIN INTELLECTUAL PROPERTY

Work done at the Research Park by student employees and paid interns will result in intellectual property ownership by companies rather than the University.



THE UNIVERSITY OF ILLINOIS RESEARCH PARK

CORPORATE TENANTS



COMMUNITY HIGHLIGHTS

CHAMPAIGN-URBANA



AIR ACCESS

Willard Airport (CMI)
Served by American Airlines and United Airlines with direct flights to Chicago & Dallas

TRAIN & BUS ACCESS

Amtrak, Jefferson Lines, Greyhound & More
Service to Chicago, Indianapolis, Kansas City, New Orleans and beyond

PROXIMITY TO MAJOR MARKETS

Crossroads of three major interstate highways (I-72, I-74, I-57)

Chicago, IL: 2 hrs

Indianapolis: 1.5 hrs

St. Louis, MO: 2.75 hrs

Cincinnati, OH: 3.5 hrs

Detroit, MI: 6 hrs

TOTAL POPULATION

Champaign County:
209,999 residents
(2019 Census)

Median Age of 30

DEMOGRAPHICS

Bachelor's Degree or Higher: 44.6%

Household Median Income: \$51,342

CHAMPAIGN COUNTY QUICK FACTS

- Highly regarded public and private education systems
- Quality healthcare and medical services
- Affordable housing and overall cost of living
- Easy commuting and minimal traffic
- Vibrant arts, cultural, culinary, and recreational offerings
- Major collegiate athletics and year-round sporting events

EXCEPTIONAL BUSINESS ECOSYSTEM

- Proximity to a globally recognized research university ranked among the top institutions worldwide
- Established hub for technology, research, and entrepreneurial activity
- Strong startup ecosystem and nationally recognized innovation community
- Strategic Midwest location with convenient transportation access

HIGH QUALITY OF LIFE

- Highly regarded public and private education systems
- Quality healthcare and medical services
- Affordable housing and overall cost of living
- Easy commuting and minimal traffic congestion
- Vibrant arts, cultural, culinary, and recreational offerings
- Major collegiate athletics and year-round sporting events

BROKERAGE CONTACT INFORMATION



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