



FOR LEASE

ON-CAMPUS OFFICE & LAB SPACE

UNIVERSITY OF ILLINOIS RESEARCH PARK

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TABLE OF CONTENTS



SECTION 1: UNIVERSITY OF ILLINOIS RESEARCH PARK

- University of Illinois Research Park Overview

SECTION 2: AVAILABLE PROPERTIES FOR LEASE

- 2109 S. Oak Street Overview
- LabWorks Overview & Benefits
 - LabWorks – Suite 100B
 - LabWorks – Suite 100C

SECTION 3: BENEFITS & AMENITIES

- Benefits of the University of Illinois Research Park
- Aerial map
- University of Illinois Research Park Corporate Tenants
- Champaign-Urbana Community Highlights





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.

TDFC II BUILDING FOR LEASE

2109 S. OAK STREET



PROPERTY OVERVIEW

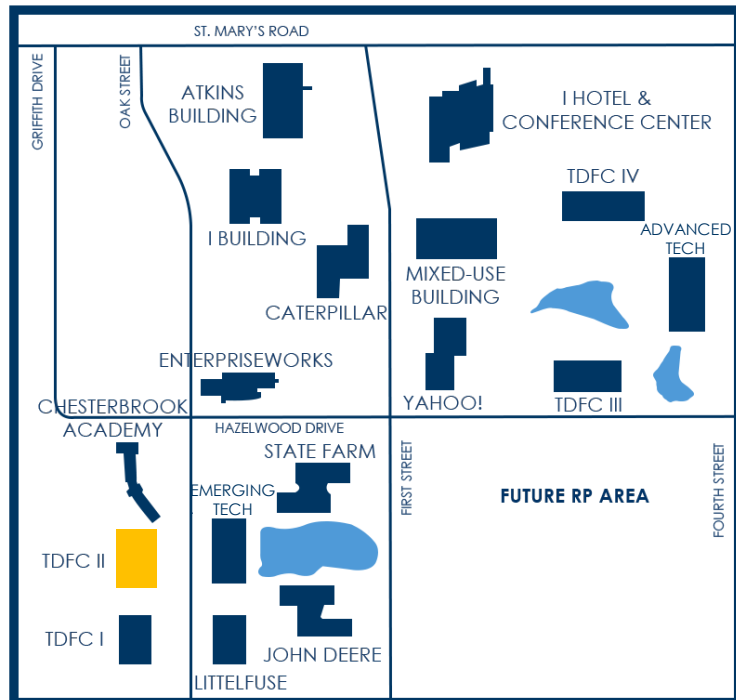
The **Tech Fab Development Center II (TDFC II)** is a **20,075 square foot**, multi-tenant **laboratory and office facility** designed to support innovation-driven companies across a range of technical disciplines.

Purpose-built to accommodate both **wet and dry laboratory users**, the building also supports office operations, high-technology development, light assembly, and small-scale production. The flexible layout allows for integration of **specialized equipment** and evolving operational needs, making it well-suited for growing research and technology organizations.

TDFC II features practical design elements that enhance functionality, including space configurations capable of supporting large equipment and convenient access for **shipping and receiving** – ensuring operational efficiency for research, prototyping, and production activities. Located within the University of Illinois Research Park, tenants benefit from proximity to campus resources, talent access, and a dynamic ecosystem of corporate and entrepreneurial innovators.

AMENITIES

- Common area shipping bay with overhead door access
- Large shared conference room with monitor
- Common area kitchen & break room
- 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



BENEFITS, AMENITIES & RESOURCES

LABWORKS



Housed within **2109 S. Oak Street** in the University of Illinois Research Park are three state of the art life science laboratories. Each private lab comes with access to a shared laboratory with support services and advanced equipment including a fume hood, autoclave, ultra-low temp lab freezers, biosafety cabinet, eyewash and safety shower. Additional services are provided to all LabWorks tenants through the EnterpriseWorks incubator and include entrepreneurship programming, training, technical assistance, and mentoring.

LIFE SCIENCE SUPPORT SERVICES

LabWorks tenants can take advantage of the entrepreneurship programming, support and services that are available to tenants of the EnterpriseWorks incubator. Programs and services include:

- **Entrepreneur-in-Residence (EIR) Consulting** – EIRs include experts in life sciences and agriculture with prior startup venture capital funding, exits, and IPOs
- **SBIR/STTR Grant Assistance** – includes beginner and advanced workshops, agency specific guidance, office hours for quick questions, and one-on-one technical assistance with proposal preparation and award management
- **I-Corps Training at Illinois** – provides lean start-up, customer discovery, and entrepreneurship training.
- **CEO Roundtable** – provides a peer community and resource-sharing opportunities
- **Recruiting Assistance** – connects UIRP employers to student and community talent, facilitates hiring events and development workshops
- **Designer-in-Residence** – services include research, initial form exploration, mood boards, brainstorming, field research, user evaluation, and design strategy
- **Shared Makerspace** – includes 3D printers, table saws, laser cutters, and more at an additional charge

AMENITIES

- Access to shared laboratory and equipment
- Shipping & receiving bay with overhead door access
- Large common area conference room
- Access to EnterpriseWorks support services
- Large common area break room
- ADA compliant common area restrooms
- Ample parking

NEARBY RESOURCES

- The **University of Illinois Plant Sciences Laboratory** greenhouse complex and the Turner Hall greenhouses
- The **Integrated Bioprocessing Research Laboratory (IBRL)** is a state-of-the-art pilot-scale facility with a complete suite of resources designed to enable pilot-scale testing of renewable materials and new equipment for industry users.
- The **Roy J. Carver Biotechnology Center** provides core research facilities available for companies to contract services through the Research Park for supporting genomics, proteomics, bioinformatics, and flow cytometry services and specialized equipment.

LABWORKS FOR LEASE

TURNKEY

FURNISHED

2109 S. OAK STREET
SUITE 100B



SUITE 100B – OVERVIEW

This **furnished**, move-in ready **wet lab** and **office suite** was developed through the **DCEO-funded Wet Lab Capital Grant initiative** and purpose-built to meet the needs of emerging and growth-stage biotechnology and life sciences companies. The private lab and office are equipped with both mobile and fixed casework, a biosafety cabinet, an ultra-low temperature freezer, and an eyewash/safety shower. This configuration allows companies to begin research activities without the time and capital investment typically required for laboratory buildout.

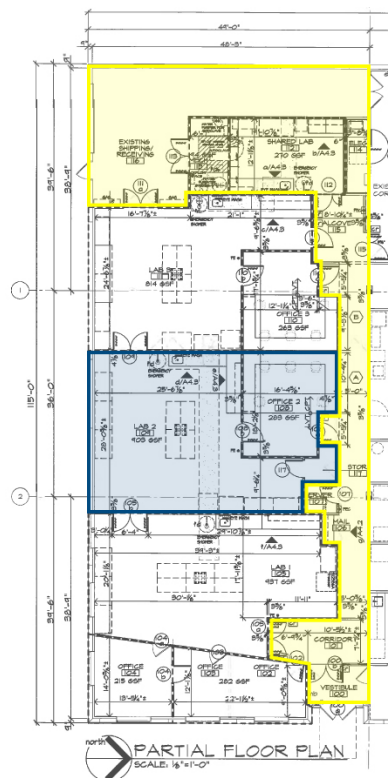
In addition to the private suite, LabWorks tenants benefit from access to a **shared laboratory** with support services and **advanced equipment**, including a shared **fume hood**, **DI water system**, and **autoclave**. LabWorks tenants also benefit from access to the resources of the **EnterpriseWorks startup incubator**, including entrepreneurship programming, technical guidance, mentoring, and business development support. This integrated ecosystem is designed to accelerate scientific advancement, commercialization, and long-term company growth.

BUILDING SIZE	20,075 SF
SUITE 100B SIZE	1,885 RSF (1,186 USF + 699 CA SF)
LEASE TYPE	GROSS
RENTAL RATE	\$30.31 / RSF GROSS

1,186 SF Lab & Office
699 SF Common Area

SUITE FEATURES

- One (1) private office with interior windows and built in countertops
- Large open lab with exterior window, sink, mobile casework, emergency eyewash and shower
- Access to shared laboratory and equipment
- Gross rental rate includes common area maintenance, janitorial, Wi-Fi, and lab support services



LABWORKS FOR LEASE

TURNKEY

FURNISHED

2109 S. OAK STREET
SUITE 100B



LABWORKS FOR LEASE

TURNKEY

FURNISHED

2109 S. OAK STREET
SUITE 100C



SUITE 100C – OVERVIEW

This move-in ready, furnished **life sciences wet lab** and **office suite** was developed as part of the DCEO-funded **Wet Lab Capital Grant initiative**. The suite was purpose-built to support emerging and growth-stage biotechnology and life sciences companies. The private laboratory and office are equipped with both mobile and fixed casework, a **biosafety cabinet**, an **ultra-low temperature freezer**, and an **eyewash/safety shower** – providing immediate operational capability upon occupancy. In addition to the private lab, LabWorks tenants have access to a shared laboratory environment featuring support services and advanced equipment, including a shared fume hood, DI water system, and autoclave. This shared infrastructure enhances efficiency while minimizing upfront capital investment.

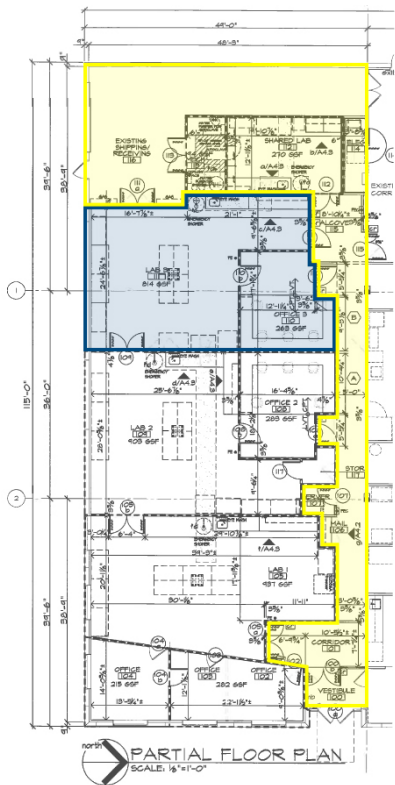
LabWorks tenants also benefit from the resources of the **EnterpriseWorks** startup incubator, including **entrepreneurship programming**, technical assistance, mentoring, and **business development support** – creating a comprehensive ecosystem designed to accelerate research, commercialization, and company growth. This suite presents a rare opportunity to secure turnkey, high-quality wet lab space within a collaborative, innovation-driven environment.

BUILDING SIZE	20,075 SF
SUITE 100C SIZE	1,711 RSF (1,077 USF + 634 CA SF)
LEASE TYPE	GROSS
RENTAL RATE	\$30.31 / RSF GROSS

- 1,077 SF Lab & Office
- 634 SF Common Area

SUITE FEATURES

- One (1) private office with interior windows and built in countertops
- Large open lab with exterior window, sink, mobile casework, emergency eyewash and shower
- Access to shared laboratory and equipment
- Gross rental rate includes common area maintenance, janitorial, Wi-Fi, and lab support services



LABWORKS FOR LEASE

TURNKEY

FURNISHED

2109 S. OAK STREET
SUITE 100B





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

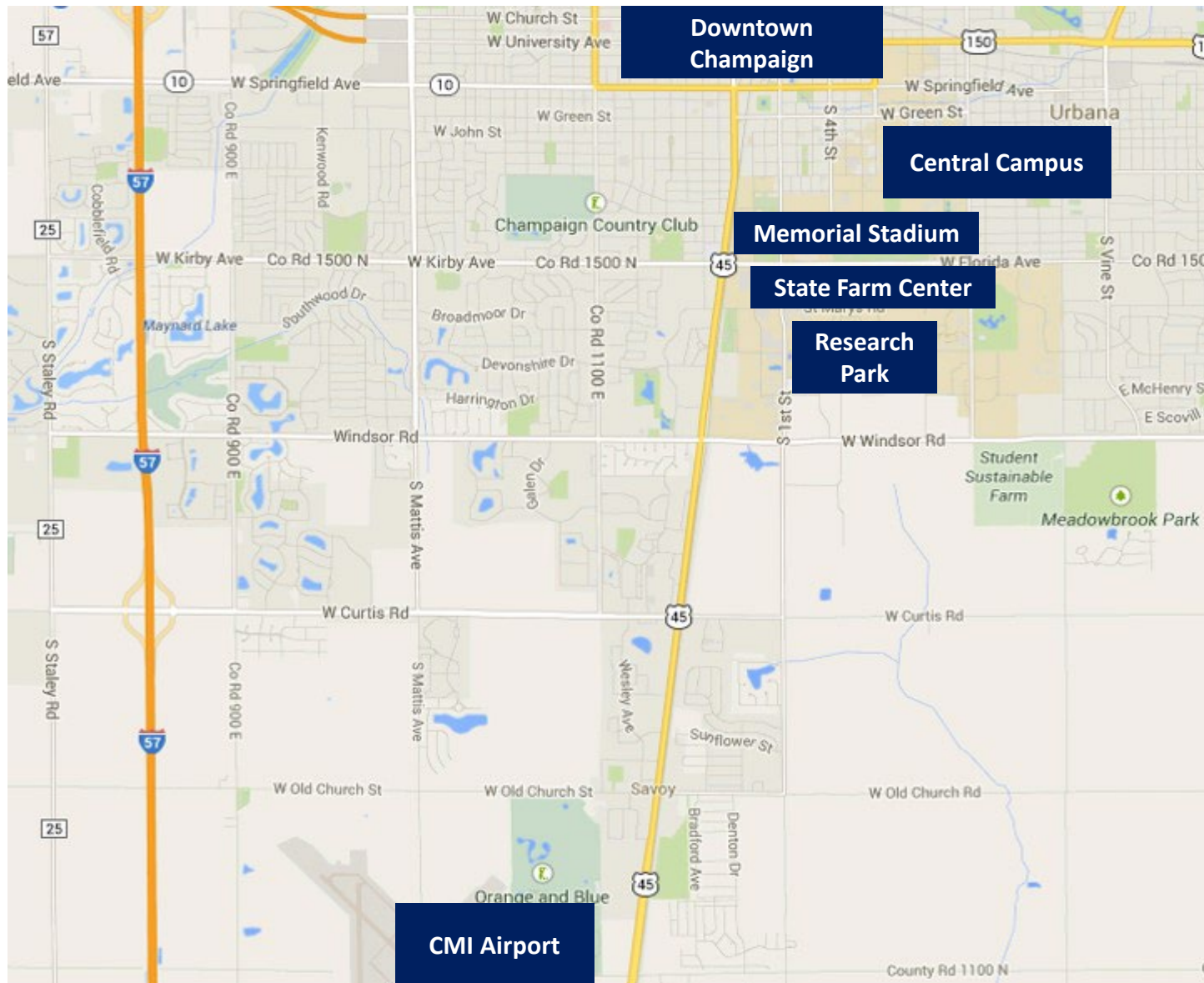
Interactions with cutting edge new companies in the Incubator that are leveraging SBIR and other federal grants to develop the newest technologies that can be commercialized. Create a new offsite entrepreneurial setting for innovators to develop new concepts.

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.



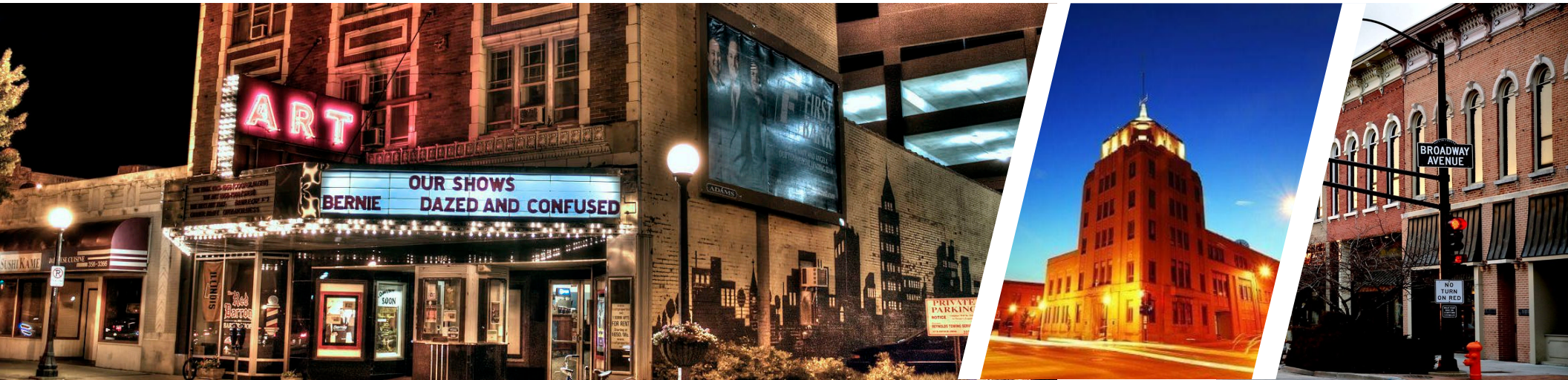
THE UNIVERSITY OF ILLINOIS RESEARCH PARK

CORPORATE TENANTS



JOHN DEERE





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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