

**1908 S 1st Street, Suite 101
Champaign, IL 61820**

**Sublease
Opportunity**

±19,606 SF Office Sublease Available



For More Information

Cassie Vasquez
832.661.6915
cvasquez@cresa.com

Jill Guth
217.778.8305
jill@guthandassociates.com

Cresa
1 Cowboys Way, Suite 350
Dallas, TX 75034

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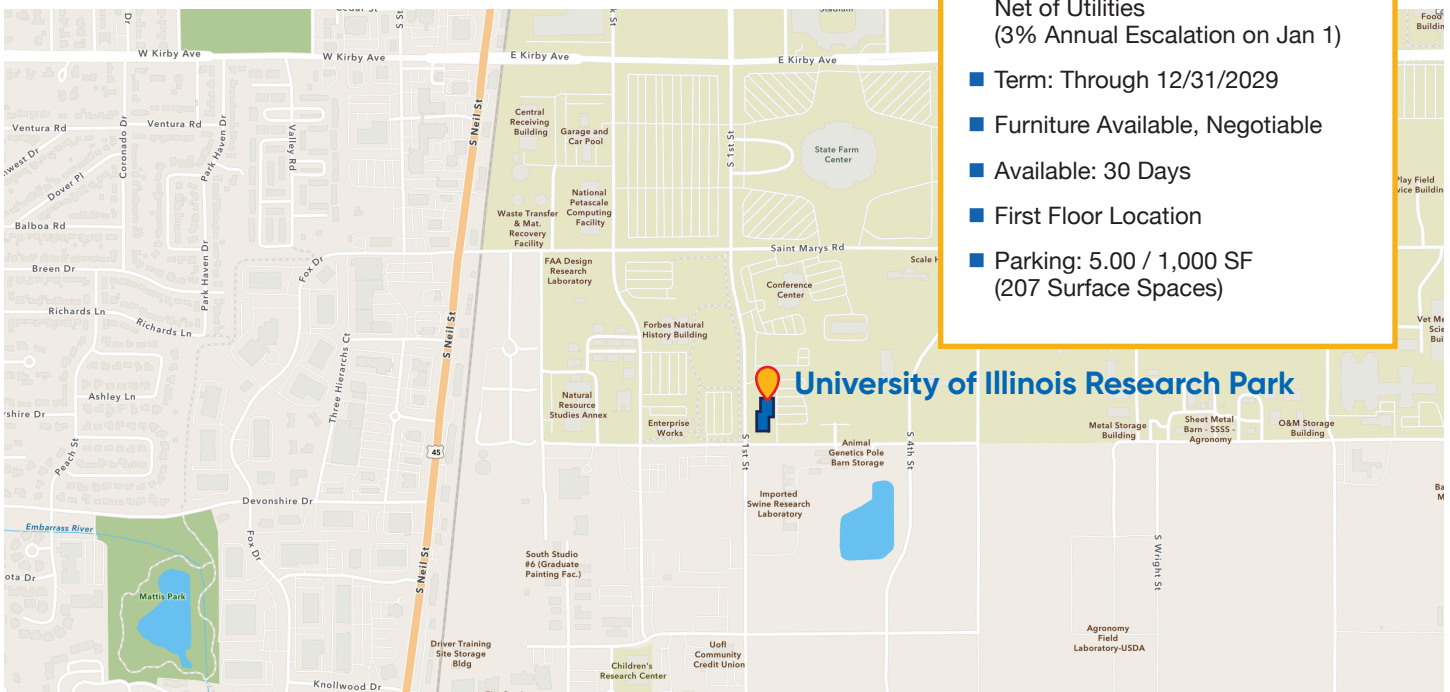
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BUILDING INFORMATION

- ±19,606 SF Total Available
- Rate: \$22.50 PSF Includes Electric Net of Utilities (3% Annual Escalation on Jan 1)
- Term: Through 12/31/2029
- Furniture Available, Negotiable
- Available: 30 Days
- First Floor Location
- Parking: 5.00 / 1,000 SF (207 Surface Spaces)



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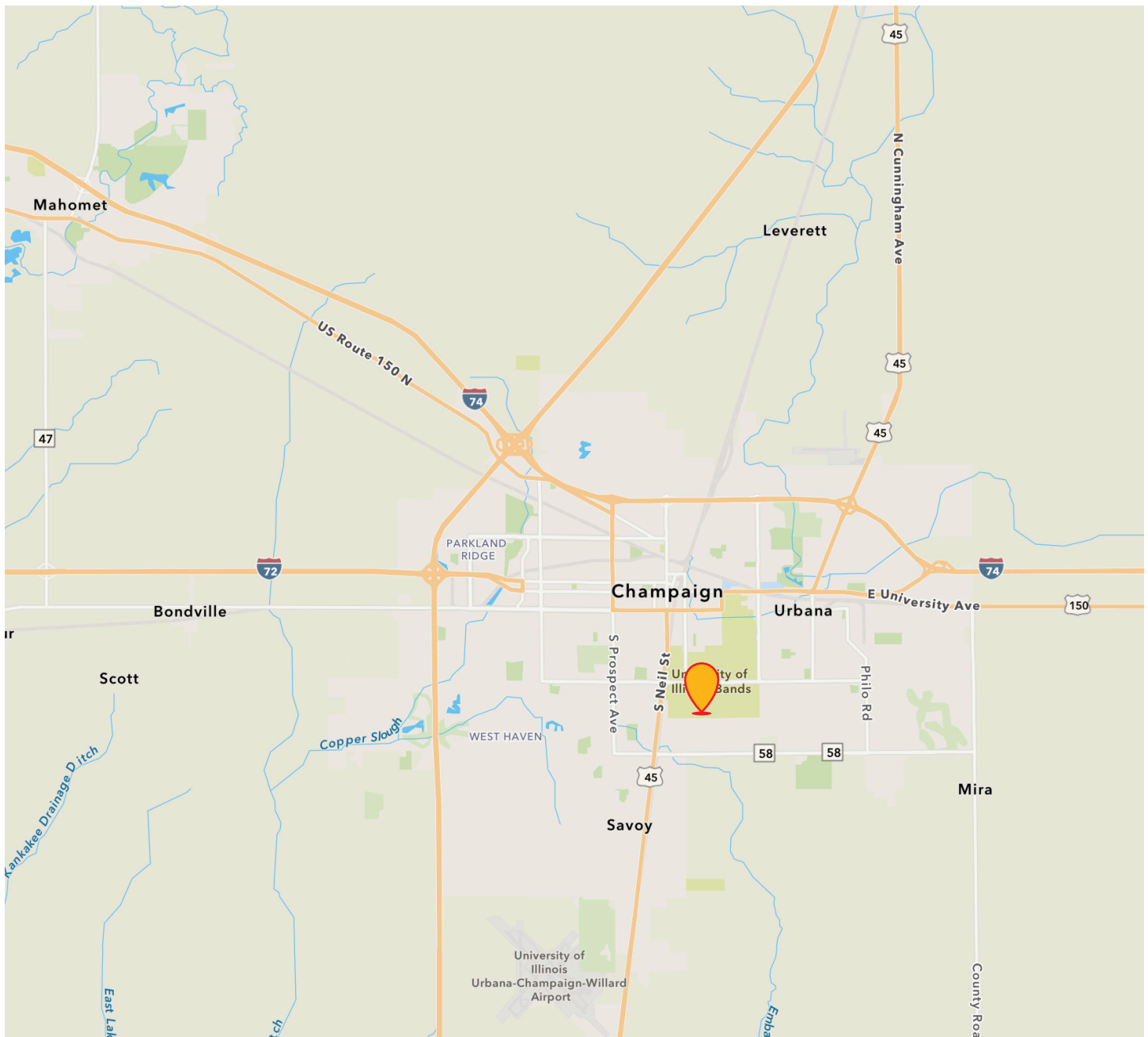
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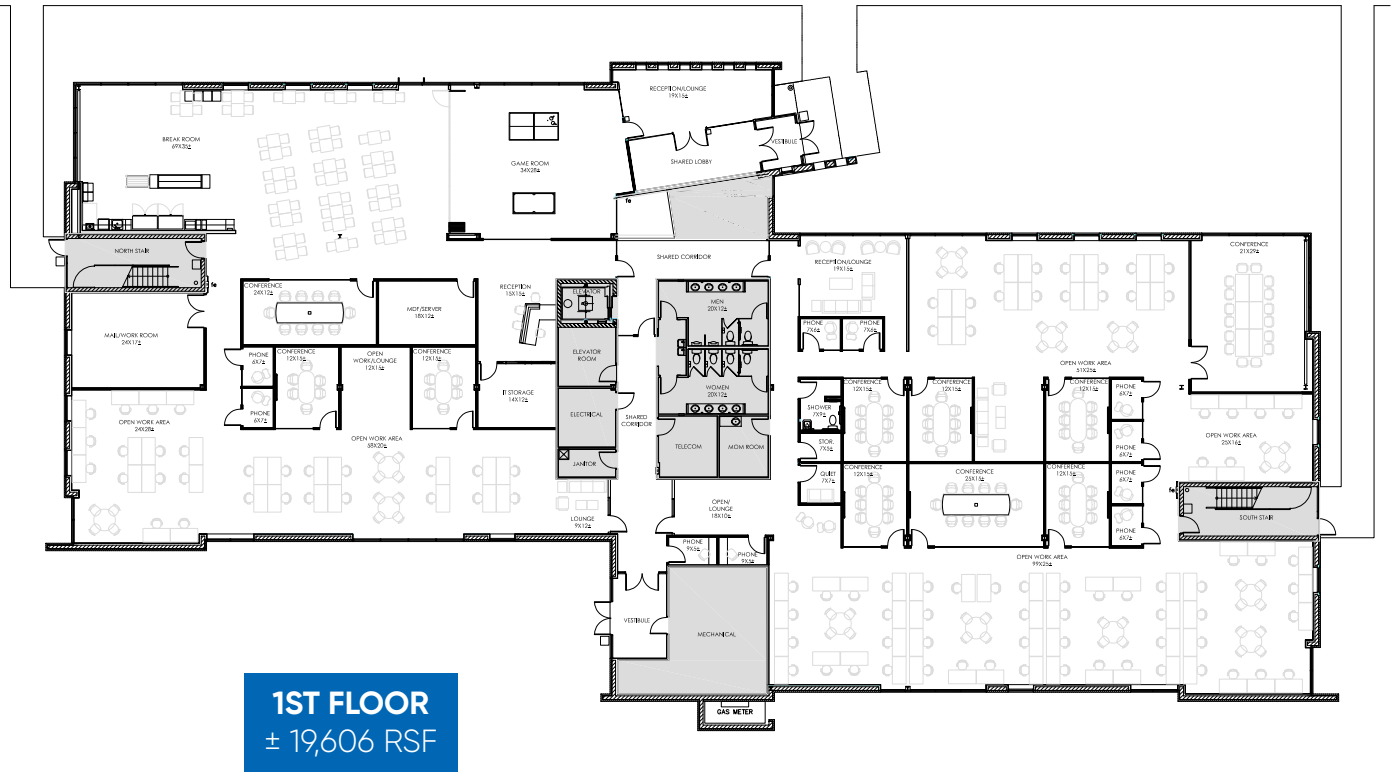
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Full First Floor Available

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Permitted and Prohibited Uses of Space

PERMITTED USES

The operations or functions of Tenants to be located in the Research Park shall be substantially research and technology oriented, and desirably have a demonstrable and on-going relationship to the University. Such uses shall include:

- (1) the conduct of activities that are substantially "research"
- (2) the conduct of activities that are primarily "product development"
- (3) the conduct of activities that are primarily "high technology"
- (4) the conduct of prototype manufacturing, carried out in support of the activities enumerated above
- (5) the conduct of assembly of components compatible with the kind of activities enumerated above
- (6) the conduct of office and administrative functions related to any of the above activities
- (7) activities clearly having a primary educational orientation
- (8) other uses requiring substantial interaction with the University in the form of agreements or contracts for University services or resources

The University may authorize the following special uses by Tenants for occupancy in the Research Park when it determines that such occupancy will be beneficial to the objectives of the Research Park:

- (1) activities that are technologically oriented and have a high degree of compatibility with the Research Park uses outlined above
- (2) service activities, including business and employee services, that are related primarily to research, development and technical manufacturing, and that would benefit other Research Park occupants by being located in the Research Park
- (3) offices of high quality companies or agencies whose location in the Research Park is deemed beneficial to the purpose of the Research Park. The list of pre-approved Office Uses below shall be deemed to be permitted, subject to the review and approval of Leases by the University

The University may authorize auxiliary uses that will clearly serve the everyday needs of the Tenants in the Research Park, including auxiliary services, provided the space devoted to auxiliary uses, including retail uses, comply with the University Credit and Retail Sales Act. The list of pre-approved Auxiliary Uses below shall be deemed to be permitted, subject to the review and approval of Leases by the University.

LIST OF PRE-APPROVED USES

(a) Office Uses

Accountants; advertising; architects; engineers; attorneys; banks; business consultants; computers; data system consultants; employment agencies; financial planning; internet providers; management consultants; marketing consultants; travel agencies.

PROHIBITED USES

Notwithstanding the above descriptions of permitted uses characteristics, the following uses are prohibited as not being consistent with the stated mission for the Research Park, including: warehouse and distribution, heavy manufacturing or manufacturing not related to primary research and development operations in the Research Park, initiative or reactive telephone marketing centers, insurance, bank and other "back office" processing centers, retail uses, other than those permitted as "auxiliary uses", medical and health facilities, and residential uses.

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Research Park

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

A leading innovation hub with a unique environment that cultivates startups and increases capabilities for established companies.

The mixed-use composition promotes creative collisions and interdisciplinary collaborations, strengthening the bridge between campus and community.

2000
Employees

800
Student Interns

120
Companies

19
Buildings

FREE
Parking

200+
Annual
Events

TECH. TALENT. TEAMS.

Nurturing, identifying, and growing talent is at the heart of UIRP's core values.

Student interns and full-time professionals upskill one another.



Connecting a Talent Pipeline

UIRP facilitates unique insider opportunities to connect with student talent from targeted colleges, departments, and student organizations.

11 U of I Campus
Career Fairs
Attended

43 UIRP-Exclusive
Recruiting Events
2022

"The University of Illinois Research Park always runs a great event that makes it easy for us to connect with students, learn about them, and tell our story."

—John Deere Technology Innovation Center



Our commitment to being here is genuinely an investment in our future. We ended up here at the University of Illinois because of how special the Research Park is. Our innovation center is truly a manifestation of that.

—Norbert Schmidt, Senior Vice President, Kohler

AGTECH CLUSTER

AgTech is UIRP's fastest-growing sector.

- AgTech Week + Summit, held annually in March
- C-U AgTech Breakfast
- iFAB Tech Hub
- Illinois AgTech Accelerator



Social & Networking



Educational



Recruitment



Holiday/Cultural



Corporate Innovation Centers



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Research Park

Amenities



Networking and facilitated
business to business
relationships with

120
COMPANIES

Including industry-specific
meetup groups

TALENT ATTRACTION

- On-campus engagement opportunities
- Support at career fairs
- Exclusive recruiting events

RECRUITING ASSISTANCE

- Exclusive online job board for RP companies
- Research Park contract hiring through the Office of Corporate Relations (processes payrolls, visas, and tax filings on behalf of companies)



200+

Yearly events
engaging
corporations

Networking



Educational



Social & Fun



Professional



Family



iHotel and the Illinois Conference Center

- Top-rated hotel in the region
- Area's largest, most comprehensive full-service event facility
- Available for conferences, workshops, meetings, and off-site retreats for groups up to 750



LEADERSHIP AND FACULTY

We provide custom concierge assistance navigating the university, with support from the Office of Corporate Relations.

Dr. Susan Martinis, Vice
Chancellor of Research
and Innovation, fosters the
relationship between the
Research Park and the University
of Illinois



7k

Facebook and
Instagram
followers

10k

LinkedIn
followers

BUSINESS SUPPORT

Workforce Development

- Recruiter-in-Residence leads workshops and provides individual consulting focused on interview planning, employment brand development, recruiting strategy, and more
- HR Expert-in-Residence helps companies connect their people strategy to their business strategy

Designer Support

- Designer-in-Residence assists with design thinking and helps companies enhance product performance to improve user experience

Public Relations & Social Media

- Research Park communications team amplifies company milestones and news on our website, social media channels, email newsletters, and other digital media

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Amenities

UNIVERSITY CONNECTION

Companies located at the University of Illinois Research Park can apply for Allied Agency Status, allowing employees to gain access to resources such as:

- Tech Services: Campus NetID, Access to IllinoisNet Wi-Fi, and email redirection
- Membership benefits at campus recreational facilities
- Tickets for events at staff rates
- Use of University meeting facilities on the same basis as University units



FOOD OPTIONS

- Houlihan's Restaurant + Bar for dining and live music
- Weekday food trucks at First Street & Hazelwood Drive
- Grab-n-go bistro for breakfast, snacks, and lunch at the UIF Philanthropy Center

RECREATION

- Atkins Fitness Center
- Research Park softball league
- Basketball hoops and soccer nets
- Outdoor games for company use
- Table tennis locations and annual tournament



ON-SITE CHILDCARE

- Chesterbrook Academy offers daycare for infants, toddlers, and preschoolers
- Afterschool programming for older children, including transportation to and from schools
- Discounts for Research Park employees
- Summer camps



Walking paths



Meeting patio



The Spinner

OUTDOOR AMENITIES

- Miles of bike and walking paths
- Picnic benches
- Grill and barbecue kits
- Natural environment
- Outdoor patio meeting space
- Family play space



Outdoor spaces



Natural environment

TRANSPORTATION

- Free parking
- Convenient bike racks
- Charging stations for electric vehicles

Free MTD bus service connects the Research Park to the University of Illinois Urbana-Champaign campus destinations every 15 minutes via The Link



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Research Park

Amenities

RESEARCH PARK VALUE PROPOSITION:

- Enhancing the corporate innovation process with faster prototyping and development
- Access to faculty and research at the University of Illinois
- Talent recruitment pipeline for full-time hires after graduation
- Employing interns as staff augmentation for tech projects needing more capacity, cost of internships vs. contractors
- Peer relationships for active collaboration between companies and industry sectors
- Cost of tech development in Champaign-Urbana vs. other peer geographic locations
- Company branding on the University of Illinois campus
- Opportunity to assemble interdisciplinary teams to inspire more creative product and technology solutions
- Technology scouting for new innovative solutions for industry adoption
- Quality and excellence of full-time technology professionals in Champaign-Urbana

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