

FDC LLC

AVAILABLE SPACE

CORPORATE
CENTER

LEASING INFORMATION

217-239-7514

FDC LLC

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Available Space in 1902 Fox Drive

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AGENCY DISCLOSURE: FDC, LLC serves as the exclusive representation for Second Executive Park ("Landlord"), and is compensated by the landlord per a separate agreement with FDC, LLC

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FOX COMPANIES



Fox Development Corporation (FDC)

is a leading real estate development firm located on Champaign, Illinois' growing southern rim. Established in 1984, FDC specializes in the development and leasing of office and retail property in the Champaign-Urbana area. FDC manages over one million square feet of Class A office space. Since the beginning, FDC's goal has been to set a higher standard for business development and property management. FDC has been careful to select businesses and restaurants that compliment and add value to its tenants and the community.

Corporate Center

office park currently occupies 70 acres, encompassing approximately 450,000 square feet of Class A office space and housing more than 40 firms. From the gently curving roads to the trees, ponds, sculptures, and owner-maintained common areas, the Corporate Center generates a relaxed, yet professional, atmosphere. Bike paths are included for employee exercise and commuting convenience. In addition, office signage is controlled to preserve the aesthetics of the surrounding landscape.

Shoppes of Knollwood

is one of Champaign-Urbana's most impressive commercial/retail developments. Located in the heart of the Corporate Center, a 450,000 square foot upscale professional office park, The Shoppes of Knollwood is immediately adjacent to one of Champaign's strongest and most affluent demographic growth area and less than one mile from the University of Illinois campus. The Shoppes of Knollwood has a total of 38,000 square feet of inline retail space. The combination of a very strong draw from the retail center and nearby office parks, along with close proximity to residential neighborhoods and the University, make this an excellent location for a wide variety of retail and service uses.

Fox/Atkins Development, LLC

This partnership that was formed between Fox Development Corporation and The Atkins Group, and was selected to develop **The University of Illinois Research Park** in 2000, and again in 2011, in a joint effort with the University of Illinois. The Research Park has been developed to attract high technology companies to the area, and therefore, increase research, retain/recruit faculty, and encourage economic development in downstate Illinois.

The University of Illinois Research Park

is a 200-acre development conveniently located on the south side of campus. Currently, the Research Park features 17 office buildings containing multiple tenants and a research incubator facility, EnterpriseWorks. Fox/Atkins Development, LLC also developed the I Hotel and Conference Center and Houlihan's restaurant at the entrance of the Research Park. The complex includes an upscale five story 125 room boutique hotel, built to AAA Four Diamond quality standards, a 220-seat full-service restaurant, and a 70,500 square foot conference center.

SECTION 1

1902 FOX DRIVE OVERVIEW





1902 Fox Drive

Located in the heart of the Corporate Center, 1902 Fox Drive offers a variety of amenities that generate a serene yet professional atmosphere. Picnic tables and benches are located around the beautifully landscaped property and the building is located close to the entrance of the Boulware Trail, which includes a walking and bike path that wraps around one of the Corporate Center ponds. 1902 Fox Drive features ample parking and is within walking distance of nearby hotels, conference centers, parks, and a multitude of dining options.

The Corporate Center occupies 70 acres of prime real estate on Champaign, Illinois' growing southern rim. The development encompasses approximately 450,000 square feet of office space with over 40 firms. Located off South Neil Street between Kirby Avenue and Windsor Road, the Corporate Center sits adjacent to 2 upscale retail centers, The Shoppes of Knollwood and Carriage Center. These retail centers provide Corporate Center employees with a variety of breakfast and lunchtime options, as well as eye and ear care centers, fitness centers, and a Harvest Market grocery store. The location also offers convenient access to the University of Illinois campus, as well as Willard Airport.

Building Features

- Custom build out based on individual tenant needs
- Auto-programmable thermostats
- ADA compliant restrooms
- Fiber optic telecom lines
- Access to UC2B fiber
- Ample parking
- Brick exterior construction
- Vertical blinds standard for all exterior windows
- Street signage
- Solid interior doors with metal frames
- Aluminum mullion and glass exterior windows and doors



SECTION 2

1902 FOX DRIVE AVAILABILITY





PARALLEL

Parallel offers flexible gross rent lease terms including utilities, and internet in a modern space. Twentythree private offices and four open area desks are available for individuals or co working teams, as well as a fully equipped conference room, kitchen, and open area with comfort seating for office visitors. Located in the heart of the Corporate Center, Parallel is in walking distance of nearby hotels, conference centers, parks, and a multitude of dining options.

TENANTS

- American Sustainable Farming
- CCMSI
- Cotiviti
- Curry Construction
- Holdren & Associates
- Johnson Law Group
- Prism Health Lab
- Square 1 Healthcare
- Smart Medical Transport

AMENITIES

- High-speed wireless internet
- A/V equipped conference rooms
- Shared kitchens
- Open area with comfort seating
- Outdoor seating area and bike storage
- Reception seating
- Exterior signage opportunities in addition to interior signage



1902 FOX DRIVE

Parallel – Suite 8
Available September 1st, 2024

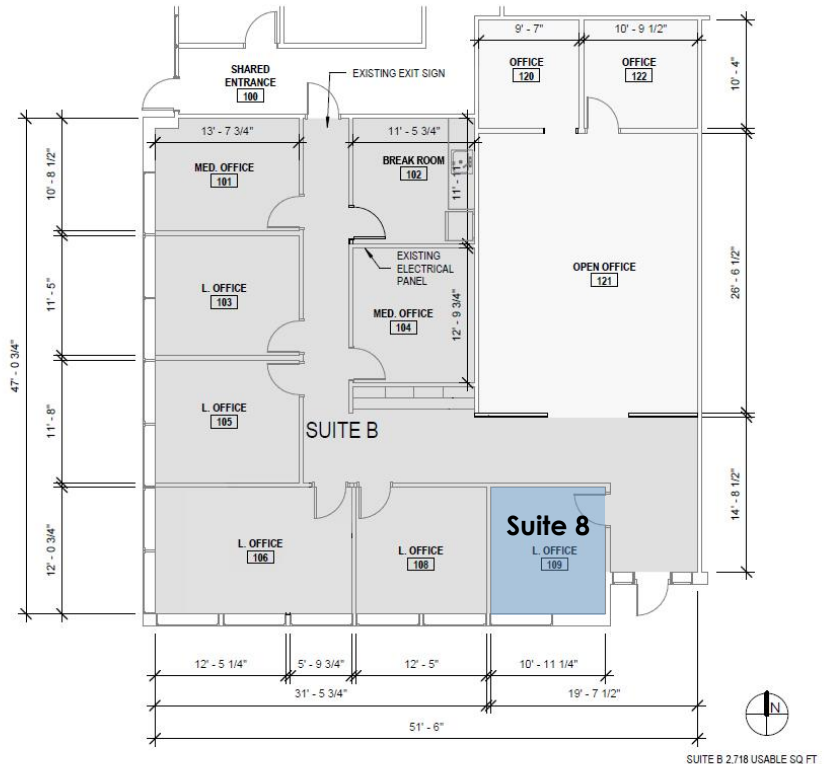


<p>Total Space 132 RSF</p>	<p>Building Size 17,915 RSF</p>	<p>Property Type Office Class A</p>	<p>Rental Rate \$550 / month</p>
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FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 10

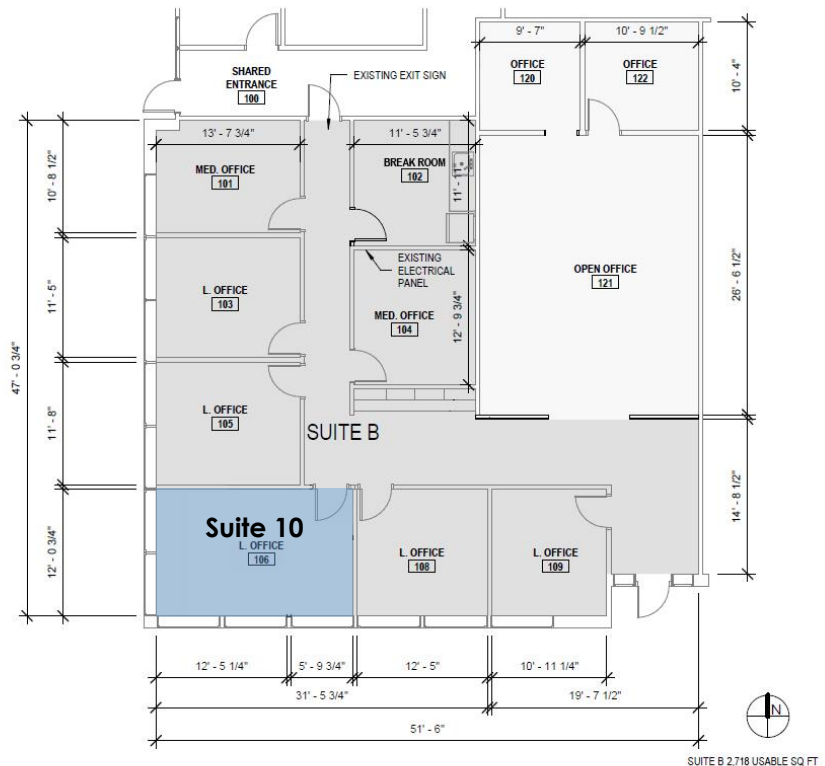


<p>Total Space 220 RSF</p>	<p>Building Size 17,915 RSF</p>	<p>Property Type Office Class A</p>	<p>Rental Rate \$850 / month</p>
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FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 12



Total Space
146 RSF

Building Size
17,915 RSF

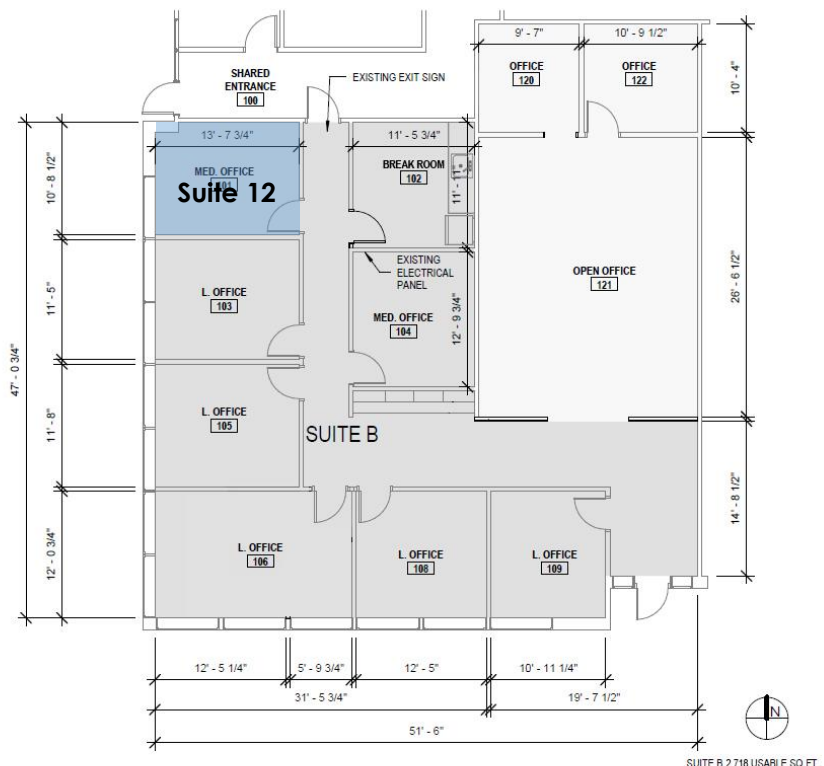
Property Type
Office Class A

Rental Rate
\$575 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Open Area Desks

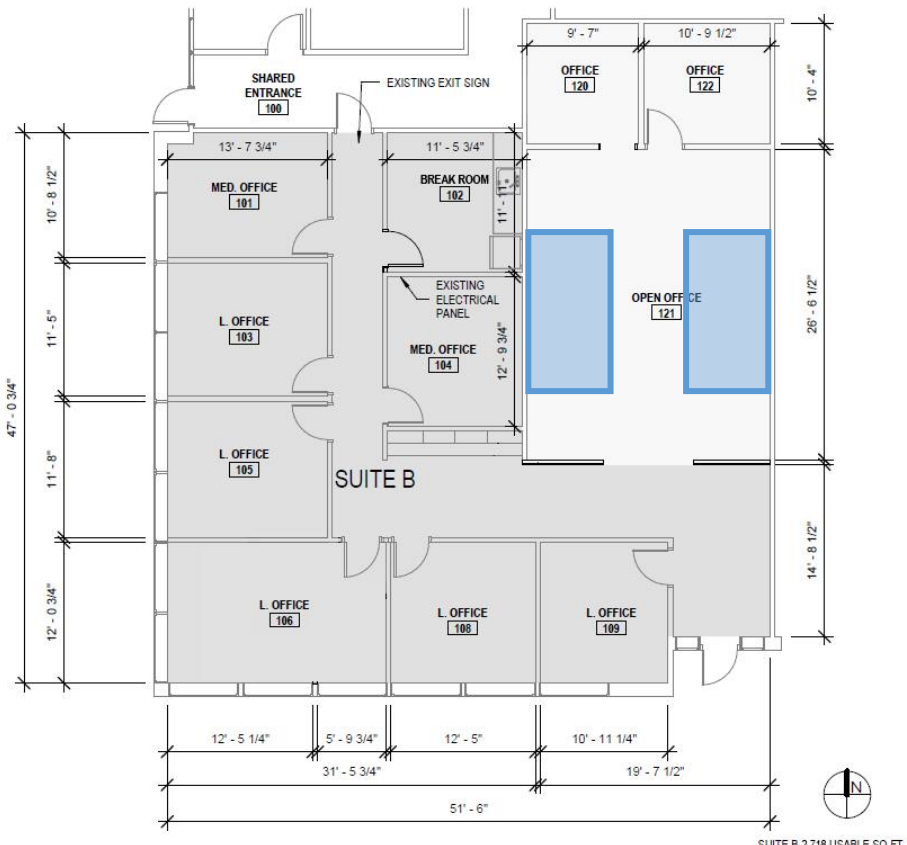


Shared Suite 3,029 RSF	Building Size 17,915 RSF	Property Type Office Class A	Rental Rate \$150 / month
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FEATURES:

Building Parking Spaces: 87

- Individual desks in shared suite open area available for lease
- Office desk and chair included in rate
- Optional storage cabinet included for additional \$10/month.
- Shared kitchen, conference room and comfort seating
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Common area restrooms
- Ample parking



① FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

SUITE B 2,718 USABLE SQ FT

1902 FOX DRIVE

Parallel – Suite 22



Total Space
108 RSF

Building Size
17,915 RSF

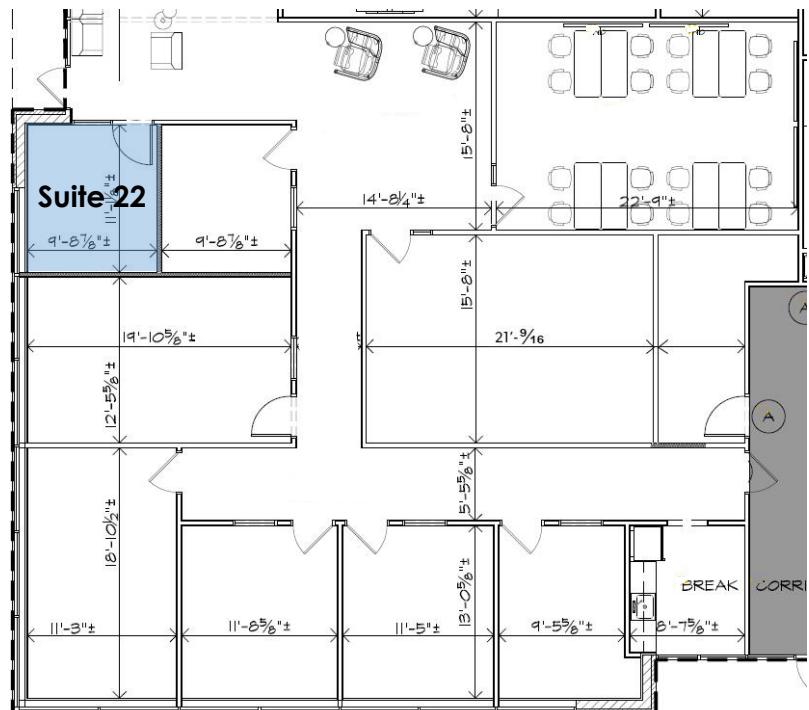
Property Type
Office Class A

Rental Rate
\$550 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 23



Total Space
108 RSF

Building Size
17,915 RSF

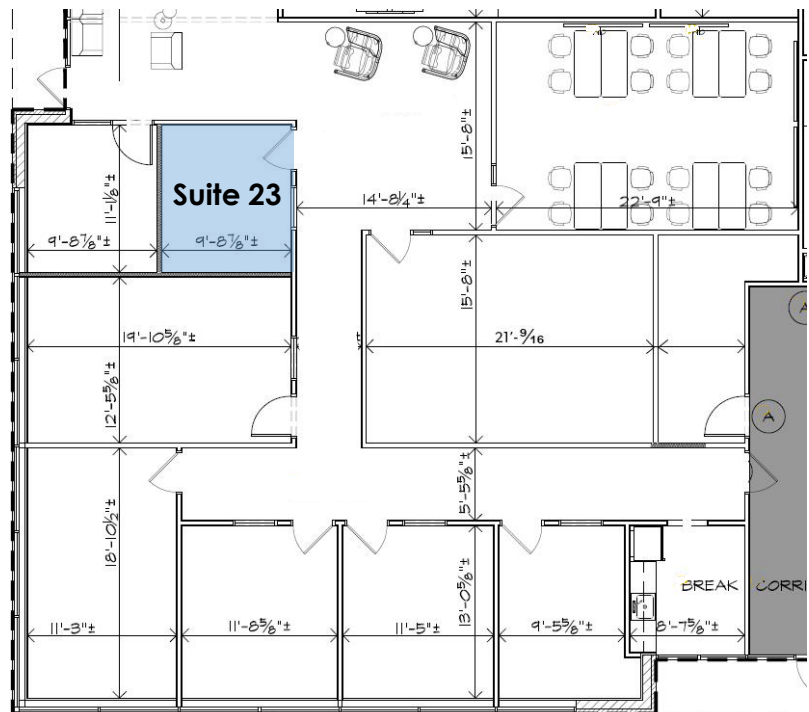
Property Type
Office Class A

Rental Rate
\$450 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 24



Total Space
325 RSF

Building Size
17,915 RSF

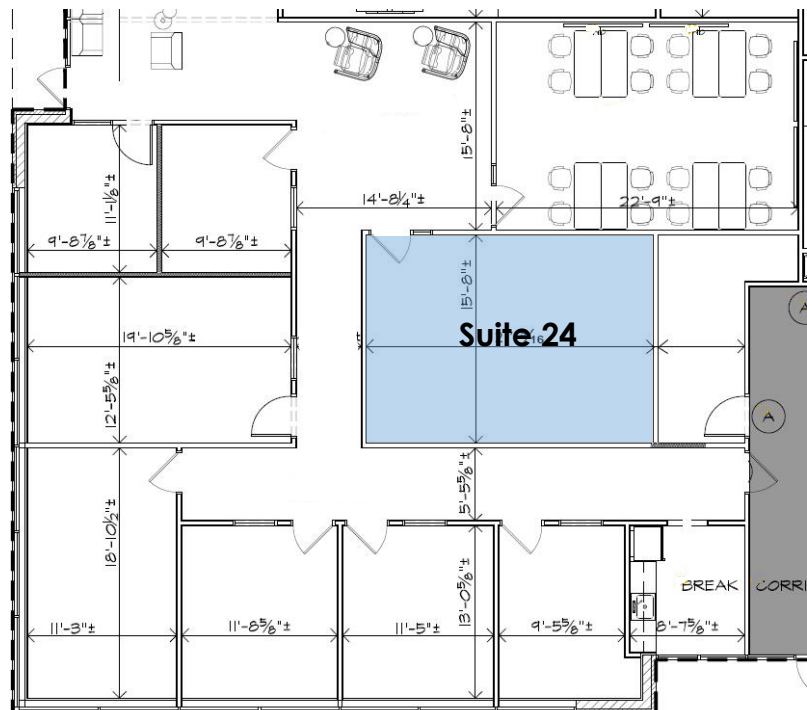
Property Type
Office Class A

Rental Rate
\$1,250 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 25



Total Space
248 RSF

Building Size
17,915 RSF

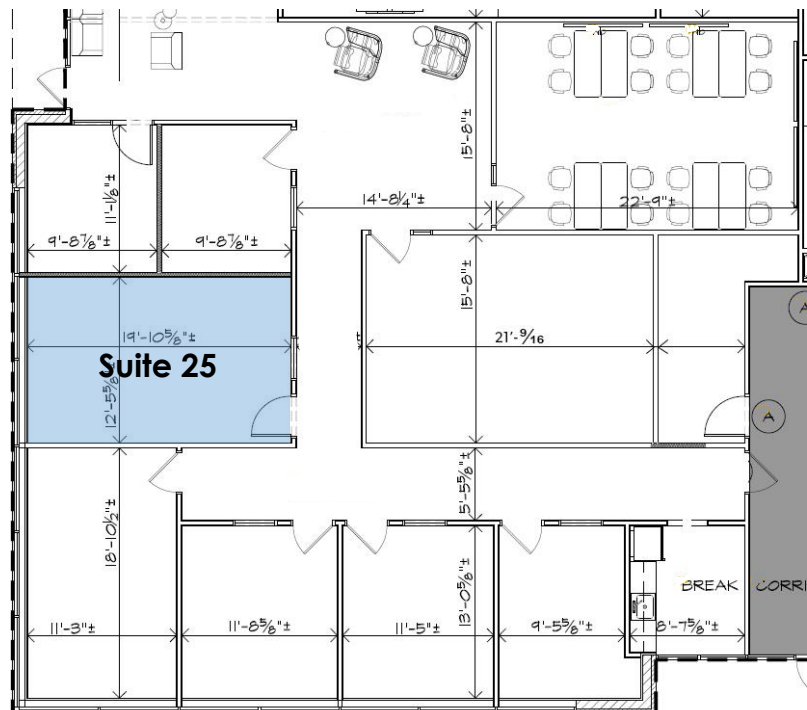
Property Type
Office Class A

Rental Rate
\$1,150 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 26



Total Space
212 RSF

Building Size
17,915 RSF

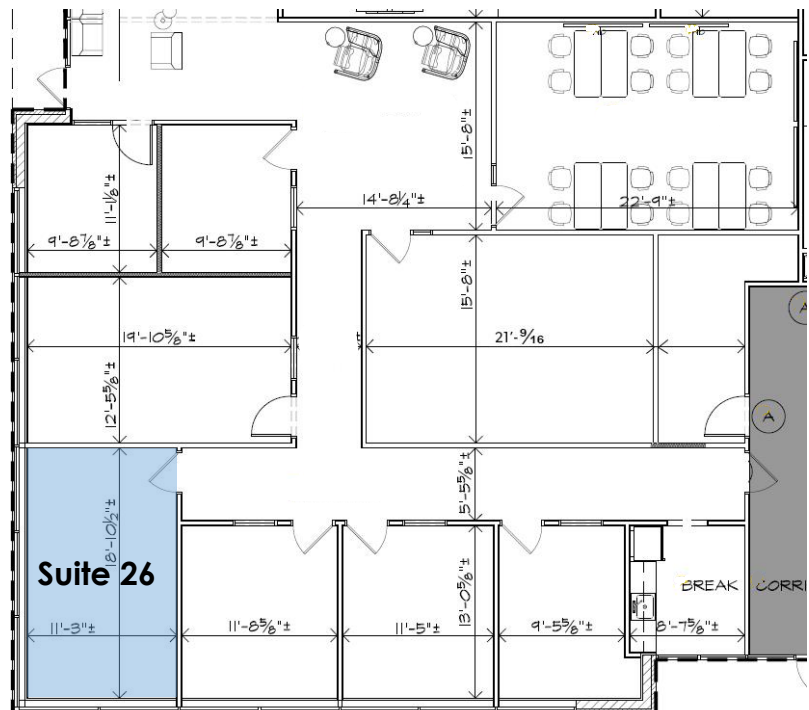
Property Type
Office Class A

Rental Rate
\$925 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 27



Total Space
153 RSF

Building Size
17,915 RSF

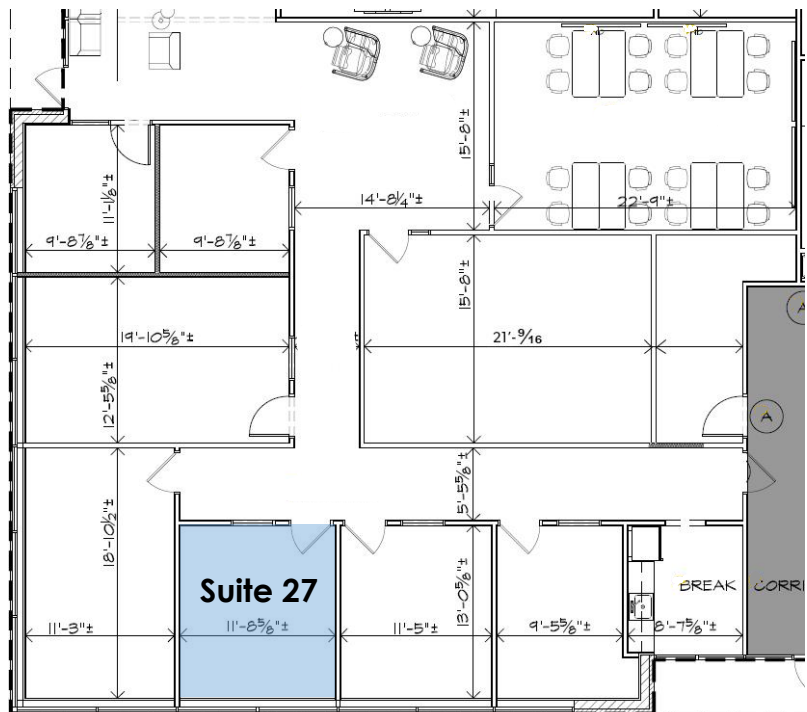
Property Type
Office Class A

Rental Rate
\$700 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 28



Total Space
149 RSF

Building Size
17,915 RSF

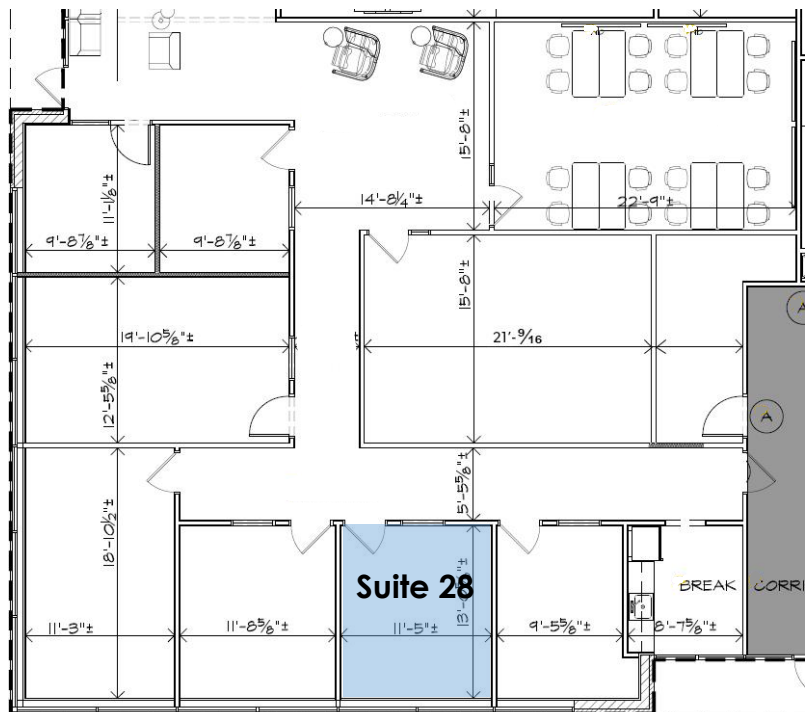
Property Type
Office Class A

Rental Rate
\$700 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



1902 FOX DRIVE

Parallel – Suite 29



Total Space
128 RSF

Building Size
17,915 RSF

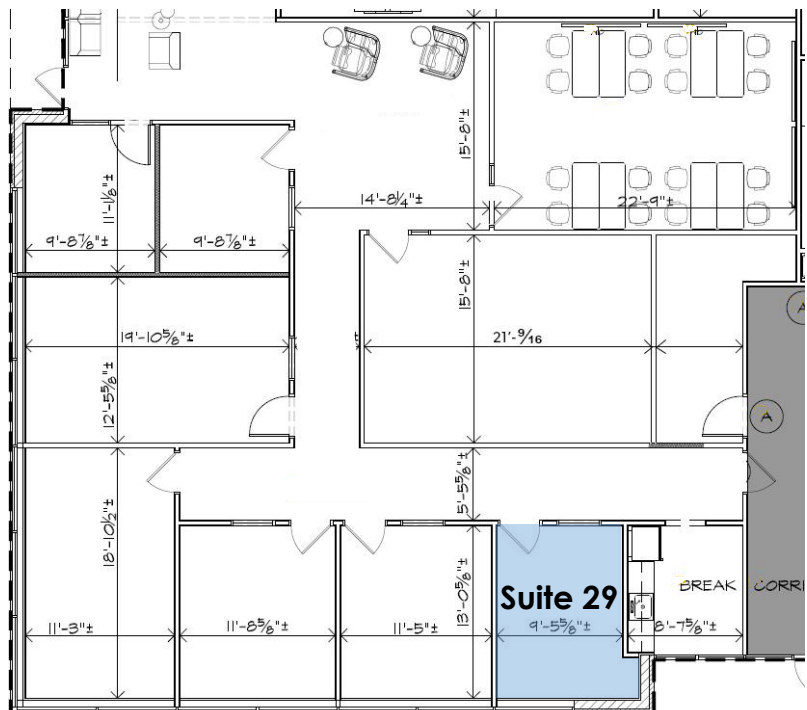
Property Type
Office Class A

Rental Rate
\$600 / month

FEATURES:

Building Parking Spaces: 87

- Access to 3 conference rooms and 3 comfort seating arrangements
- Access to 3 shared kitchens with coffee service
- Gross rent includes: utilities, Wi-Fi, and common area expenses
- Panoramic windows
- Modern finishes
- Common area restrooms
- Ample parking



SECTION 3

CHAMPAIGN-URBANA HIGHLIGHTS



COMMUNITY HIGHLIGHTS



Champaign County, home to the University of Illinois, features world-class technological resources and superb location and transportation benefits that make it a strategic hub for technology and industrial development.

- Excellent education, quality health care, and affordable housing
 - World-class arts and entertainment, and vast sporting and recreational opportunities
 - Affordable living
 - Easy commuting
- ✓ Champaign-Urbana named fastest growing city in Illinois in 2019 by USA Today.
 - ✓ Champaign-Urbana ranked #2 Startup City for startup and entrepreneurial activity in 2019 by Silicon Prairie News
 - ✓ Champaign-Urbana ranked on "7 Unexpectedly Great American Cities For a Weekend Visit" list in 2019 by Thrillist
 - ✓ University of Illinois at Urbana-Champaign ranked #32 in the world in 2018 by the Center for World University Rankings
 - ✓ Champaign-Urbana named "Best Midwest Food Town", in 2017 by Midwest Living
 - ✓ Champaign-Urbana ranked #2 on "The 20 best college towns in America", in 2017 by Business Insider

CHAMPAIGN COUNTY QUICK FACTS

<p>Total Population: 209,399 (2017 US Census)</p>	<p>43.4% of people have a Bachelors Degree or higher</p>	<p>29.3 is the median age, the youngest in all 102 Illinois counties</p>
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Air Access:

Willard Airport (CMI) - American Airlines - Service to Chicago, Dallas, and Charlotte
Flight Star – flight based operator (FBO)

Train Access:

Amtrak- service to Chicago, IL and New Orleans, LA

Proximity of Major Markets:

- Chicago, IL: 2 hrs.
- Indianapolis: 1.5 hrs.
- St. Louis, MO: 2.75 hrs.
- Cincinnati, OH: 3.5 hrs.
- Detroit, MI: 6 hrs.
- Crossroads of three major interstate highways (I-72, I-74, I-57)

