



FDC LLC

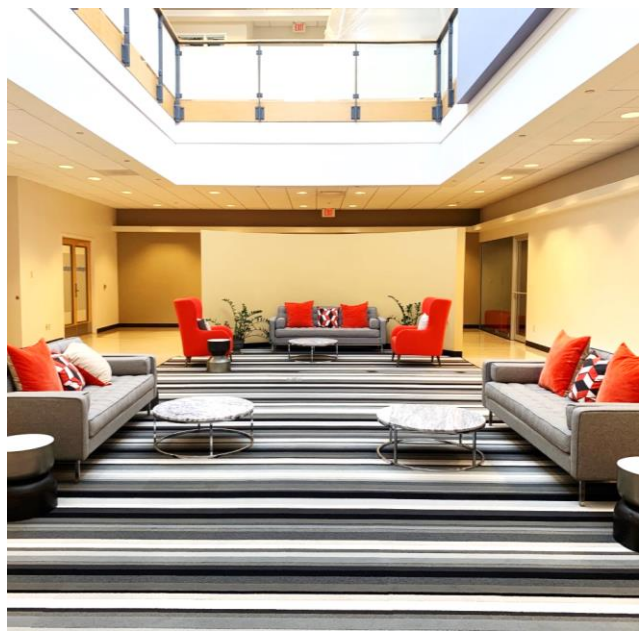
AVAILABLE SPACE

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AGENCY DISCLOSURE: FDC, LLC serves as the exclusive representation for GRE UIRP Owner, LLC ("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

RESEARCH PARK OVERVIEW





THE UNIVERSITY OF ILLINOIS STARTED THE RESEARCH PARK TO ATTRACT HIGH TECHNOLOGY COMPANIES TO THE AREA, ENCOURAGE COLLABORATIVE RESEARCH, SPEED COMMERCIALIZATION OF THE UNIVERSITY'S INTELLECTUAL ASSETS, AND TO FOSTER ECONOMIC GROWTH.

Fox-Atkins Development LLC and The University of Illinois began development of the Research Park in 2000 and since then have worked together to market the properties, attract companies, and build new facilities.

The Research Park provides an environment where technology-based businesses can work with research faculty and students to take advantage of opportunities for collaborative research with easy access to University labs, equipment, and services.

Companies in the Research Park have Allied Agency status with the University of Illinois to provide access to University resources. The Research Park is a vibrant community of entrepreneurs and innovators.

Located minutes from central campus, the Research Park is now home to over 120 tenants that employ 2,200 people in high-technology careers. At any given time, more than 800 student interns with leading-edge technical skills are working in these companies, gaining valuable work experience while making real contributions to internal corporate research and product development programs.

At each stage of building, the projects have been speculative and Fox-Atkins has assumed risk in continuing to build to help stimulate growth in the Research Park. Aggressive construction plans will continue growth in the Research Park allowing more companies to leverage the fertile and underutilized workforce and research resources of the University of Illinois community.

BENEFITS OF THE PARK

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.

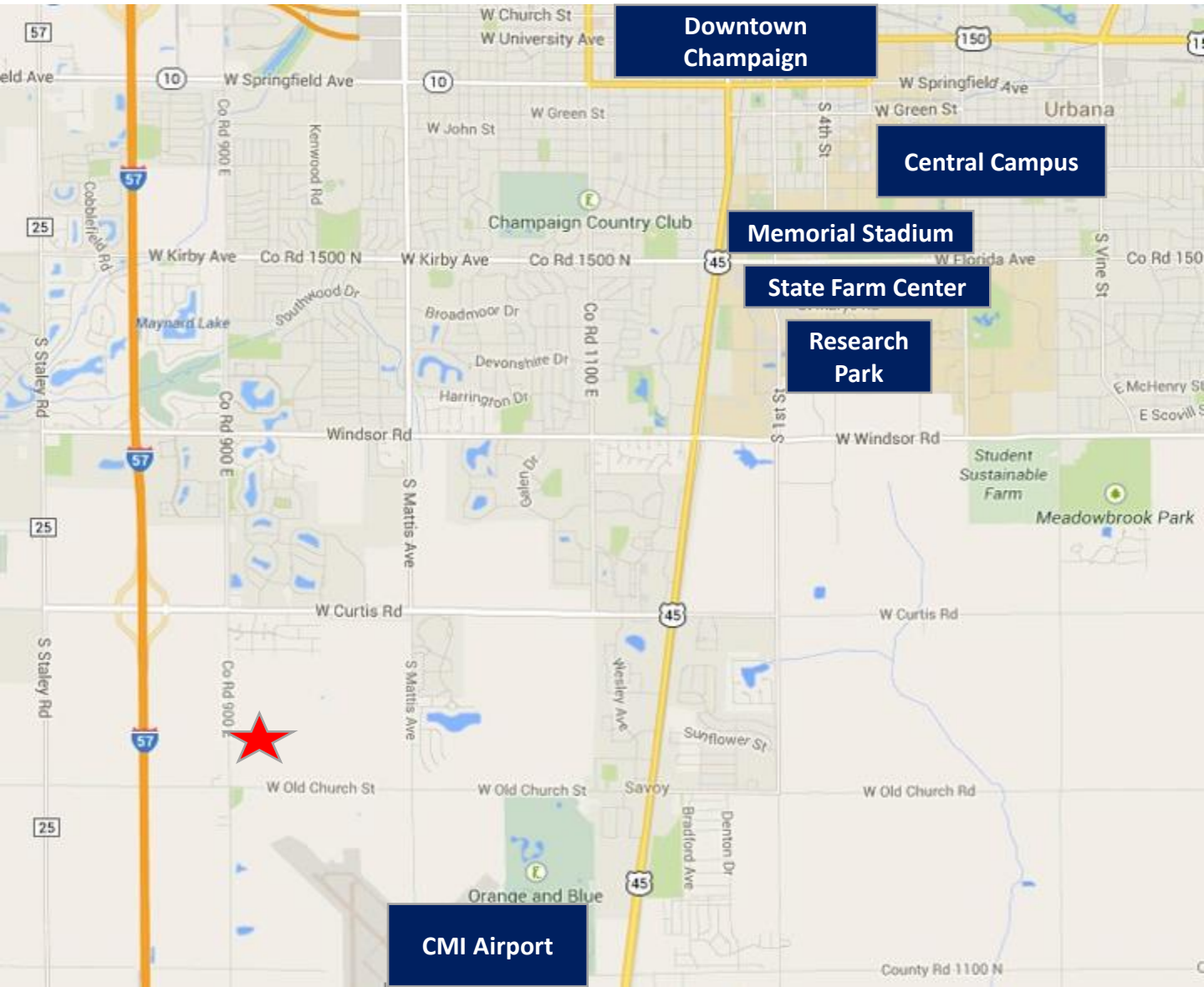
RETAIN INTELLECTUAL PROPERTY

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



RESEARCH PARK

AERIAL MAP



COMPANIES AT RESEARCH PARK



JOHN DEERE



Abbott
A Promise for Life



RIPE



synchrony
FINANCIAL



EARTHSENSE
AGRICULTURAL INTELLIGENCE



BRUNSWICK



Granular

KOHLER



Affiliated Engineers



Littelfuse

Expertise Applied | Answers Delivered



American Supply Association



RSM



RIVIAN

TURKISH AEROSPACE



Cargill



ELECTRIC POWER ENGINEERS



PowerWorld
CORPORATION



bp



Bayer



CME Group



Nutrien
Ag Solutions™



GlucoSentient, Inc.



CORTEVA
agriscience

FOXCONN

Capital One



MOTOROLA SOLUTIONS

AXIS

abbvie



Ameren



The Grainger College of Engineering
Indoor Climate Research & Training

CATERPILLAR



NVIDIA

COUNTRY
FINANCIAL

riverbed



FORCEPOINT

POWERED BY Raytheon



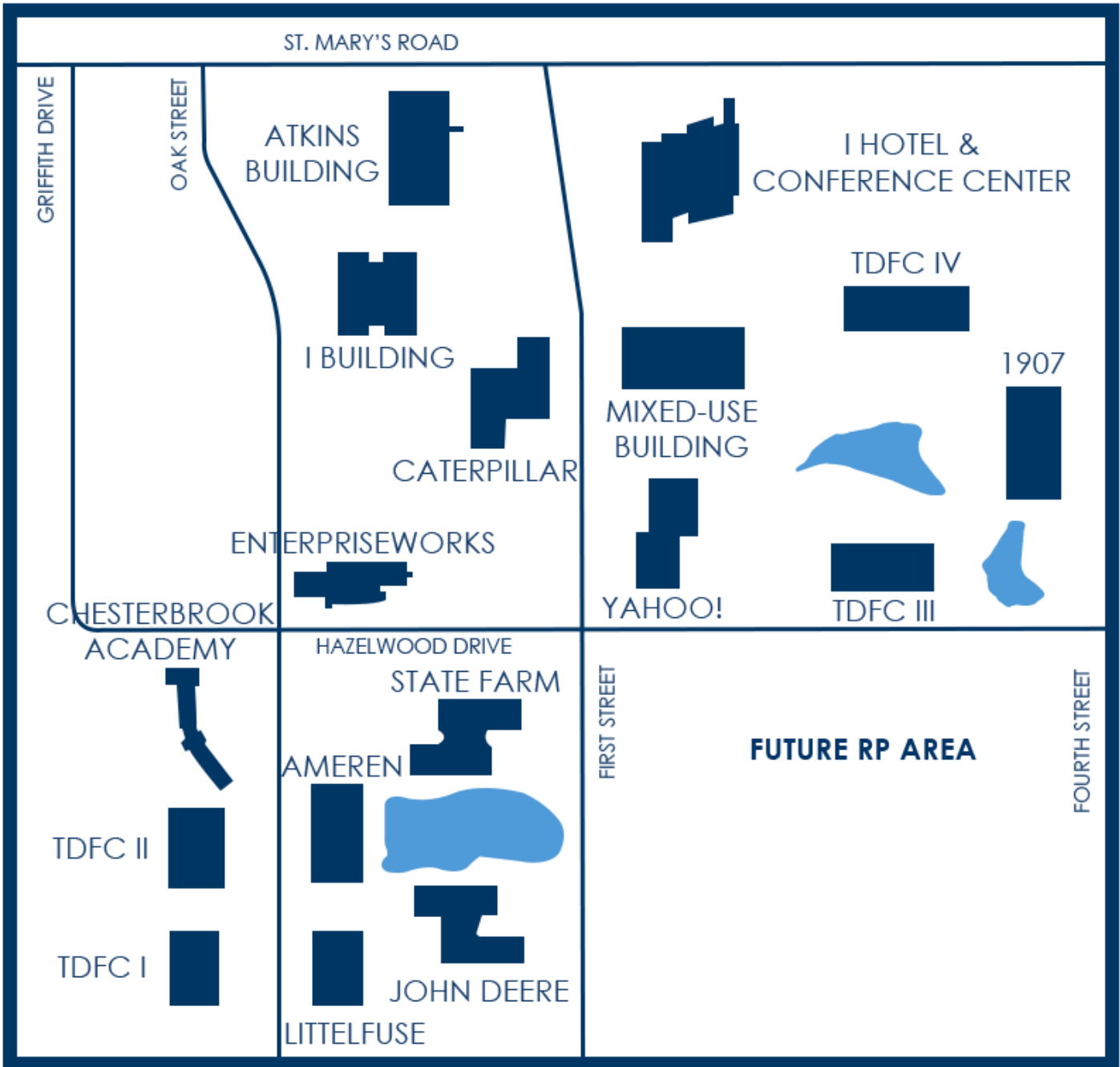
Illinois Department
of Transportation



AGCO

RESEARCH PARK

DEVELOPMENT



Regular Programming of Events For Tenants:

Research Park intern cookout and awards, recruiting fairs, entrepreneurial events, guest speakers, networking events, receptions, picnics, health and wellness programming, inter-company sports leagues, art shows, etc.

Tenant Forums

for Research Park company managers, including seminars and peer-to-peer learning activities.

- Mobile App Development
- Recruiting Employees
- Intellectual Property
- SBIR/STTR Grant Funding
- Federal and State Procurement
- Continuing Education
- Safety and Emergency Planning
- Big Data Analytics
- Women in Tech luncheons



I Hotel/Illinois Conference Center:

Located on the corner of St. Mary's Road and First Street, directly south of the University of Illinois Assembly Hall in the Research Park. The complex includes an upscale boutique five story 125 room hotel, built to AAA Four Diamond Rating quality standards, a 220-seat full-service Houlihan's restaurant, and a 70,500 square feet conference center.

Outside at the Research Park:

Outdoor venue at the Research Park in partnership with the University of Illinois Krannert Center for Performing Arts. Over 1,000 people in attendance at each of the summer performances.

Allsteel and Herman Miller furniture discounts available to all Research Park tenants.

Shared Conference Rooms:

Available with flat screen wall mounted monitors and for video conferencing equipment for all Research Park tenants. Booking requests are managed through Fox Development Corporation's online database.

Co-Location Server Space:

EnterpriseWorks data center has options for server space with redundant power, cooling, and security. Companies can lease space by the server or by the rack.

Motorist Assist Services:

Motorist Assist Services are provided by University Facilities & Services Department for towing service, locked-out service, flat tire service.

Transportation:

Walking and bike trails run throughout the Research Park. MTD bus service operates through the Research Park every 10 minutes. Free electric vehicle charging.

SECTION 2

RESEARCH PARK AVAILABILITY



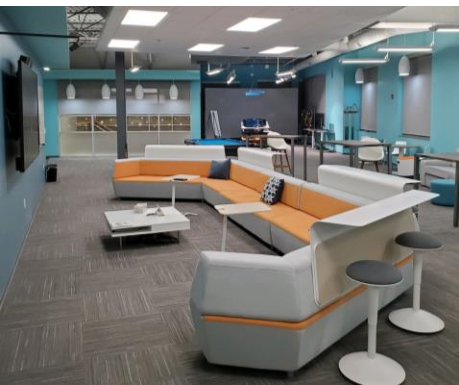


1907 S. FOURTH STREET

This 38,428 square foot multi-tenant building houses tenants state-of-the-art wet / dry laboratories, tech labs, and modern offices spaces that are customized designed. The building amenities include a lobby, common area restrooms, a pond front location with a large common area patio, walking paths, and park landscaping.

AMENITIES

- Modern lobby with lounge seating
- ADA compliant common area restrooms
- Elevators for second floor access
- Custom build out available
- Ample parking
- Outdoor patio with seating
- Exterior building signage available



1907 S. FOURTH STREET

Suite 101



Suite Size
2,679 RSF

Building Size
38,428 SF

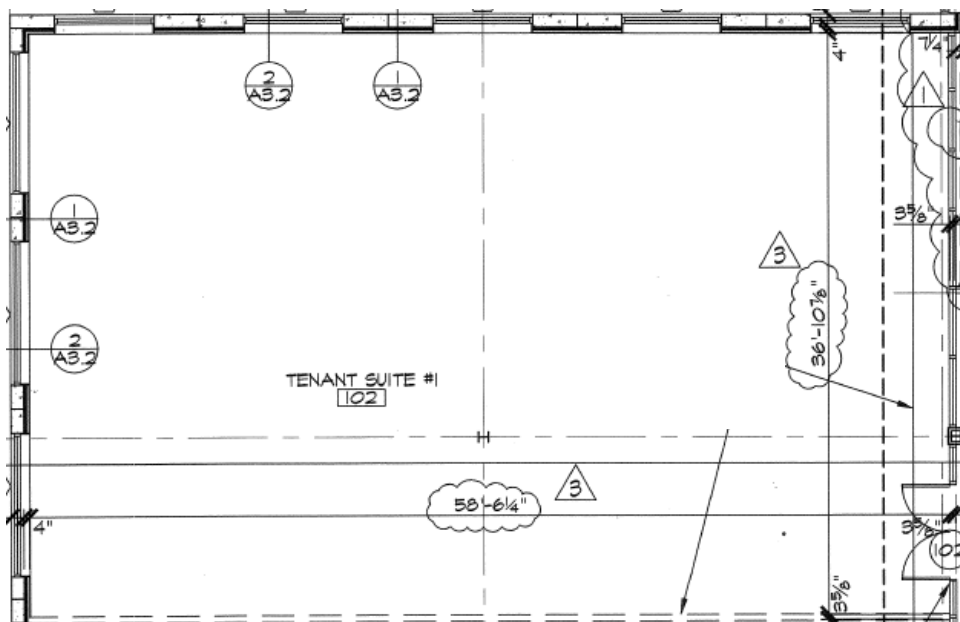
Lease Term
5 – 10 Years

Rental Rate (NNN)
\$20 – \$23 / SF

FEATURES:

2,283 SF Office Suite | 396 SF Common Area

- Raw space for custom build out based on individual tenant needs
- Natural light & expansive windows
- Glass storefront interior walls
- \$5.45 / SF NNN Estimate (does not include management fees)



* Suite 101 can be combined with adjacent suite 102

1907 S. FOURTH STREET

Suite 102



Suite Size
2,927 RSF

Building Size
38,428 SF

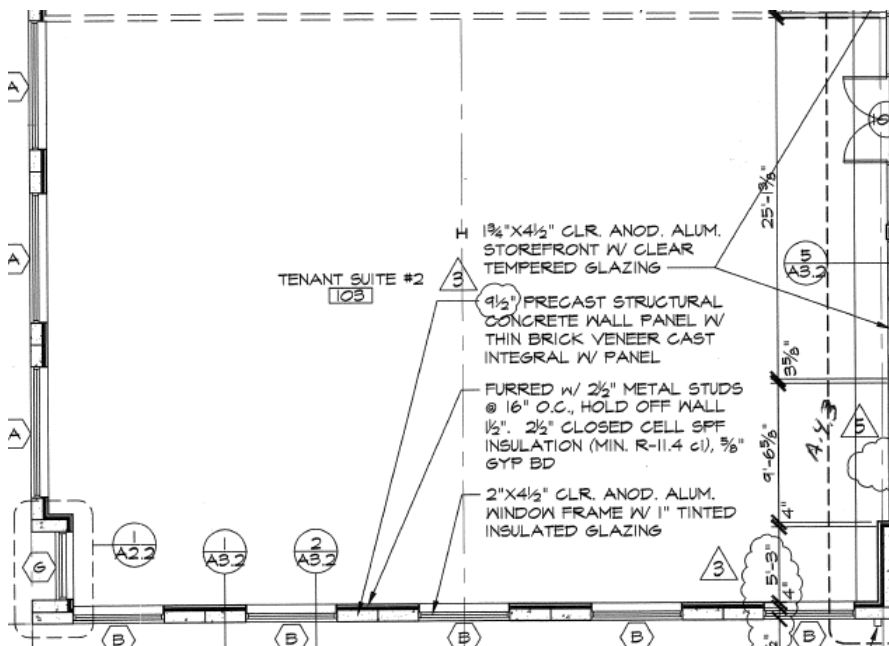
Lease Term
5 – 10 Years

Rental Rate (NNN)
\$20 – \$23 / SF

FEATURES:

2,494 SF Office Suite | 433 SF Common Area

- Raw space for custom build out based on individual tenant needs
- Natural light & expansive windows
- Glass storefront interior walls
- \$5.45 / SF NNN Estimate (does not include management fees)



* Suite 102 can be combined with adjacent suite 101

1907 S. FOURTH STREET Suite 201



Suite Size
9,393 RSF

Building Size
38,428 SF

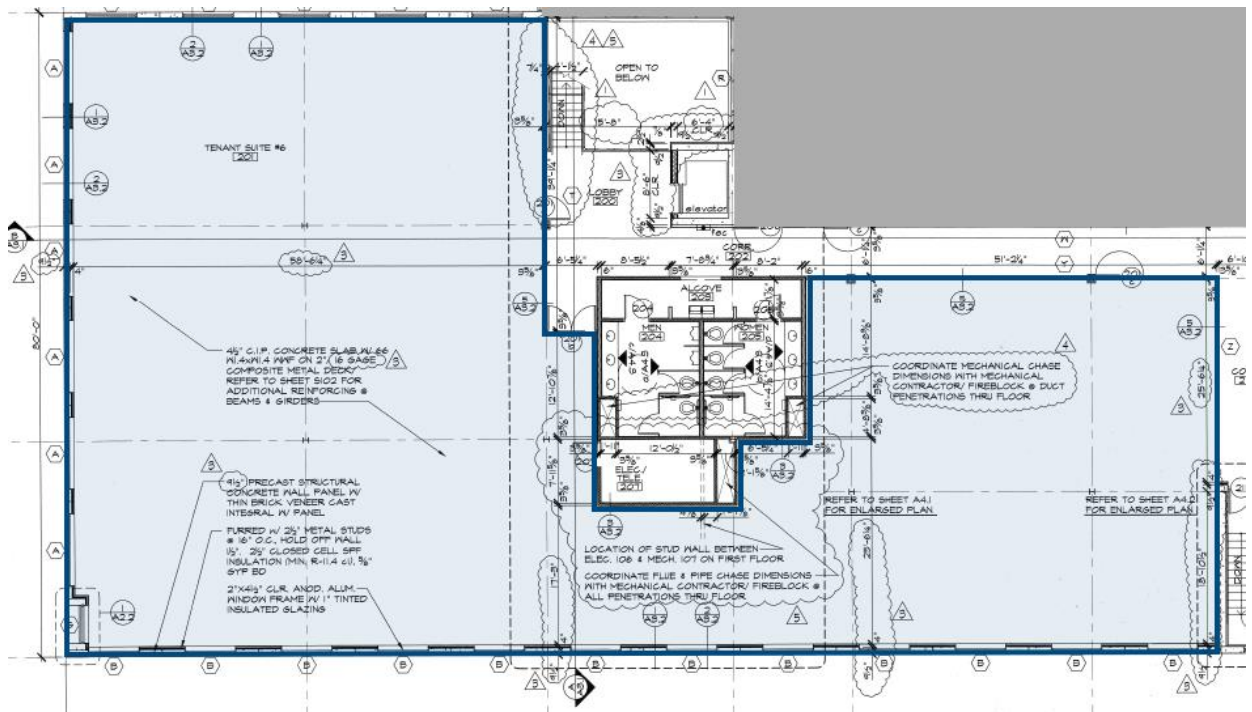
Lease Term
5 – 10 Years

**Rental Rate
(NNN)**
\$20 – \$23 / SF

FEATURES:

8,003 SF Office Suite | 1,390 SF Common Area

- Raw space for custom build out based on individual tenant needs
- Natural light & expansive windows
- Glass storefront interior walls
- \$5.45 / SF NNN Estimate (does not include management fees)



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.

- Superb 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

Total Population: 209,399 (2017 US Census)
 43.4% of people have a Bachelors Degree or higher

29.3 is the median age, the youngest in all 102 Illinois counties

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)

