



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.

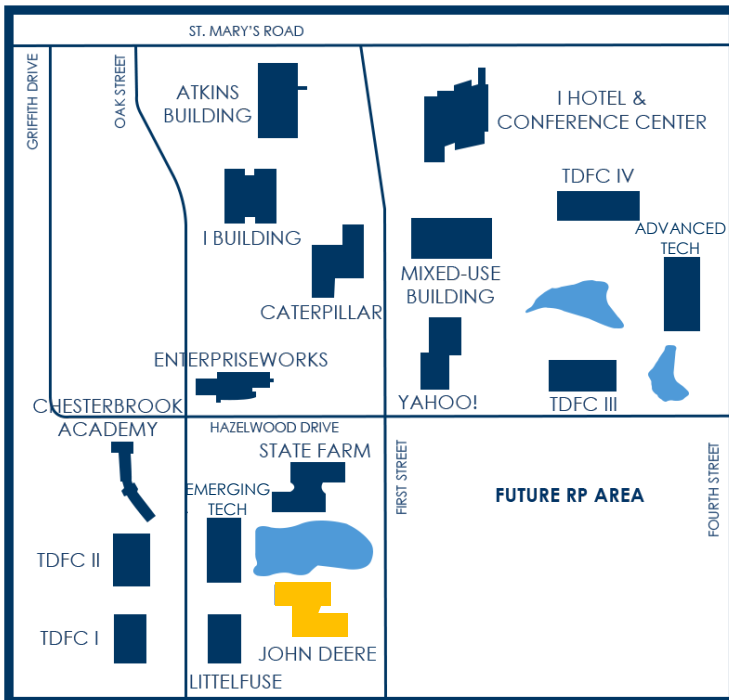
Companies located within the Research Park receive **Allied Agency status** with the University of Illinois, providing streamlined access to campus resources and strengthening integration with the broader academic ecosystem.

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.

JOHN DEERE BUILDING FOR LEASE

2021 S. FIRST STREET



PROPERTY OVERVIEW

The **John Deere Building** is a premium Class A **commercial office** building located in the University of Illinois Research Park. This **52,724 square foot** multi-tenant building offers a modern professional environment designed to support innovation-driven companies.

The building features an impressive two-story lobby, upscale interior and exterior finishes, a shared coffee bar, and a common area conference room available for tenant use. Tenants benefit from the building's scenic setting, with views of a beautifully landscaped pond, dock with lunch seating, fire pit, and walking paths located just beyond the south-facing windows, creating a unique and attractive workplace environment.

AMENITIES

- Common area conference room with AV capabilities
- Shared coffee bar
- ADA compliant common area restrooms
- Scenic pond front location with dock and walking paths
- On-site EV charging station
- Access to UC2B fiber
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Exterior building signage opportunities
- Elevators for second floor access
- Professionally designed lobby with modern lounge seating

JOHN DEERE BUILDING FOR LEASE

2021 S. FIRST STREET
SUITE 110

TURNKEY

AVAILABLE JULY 1ST



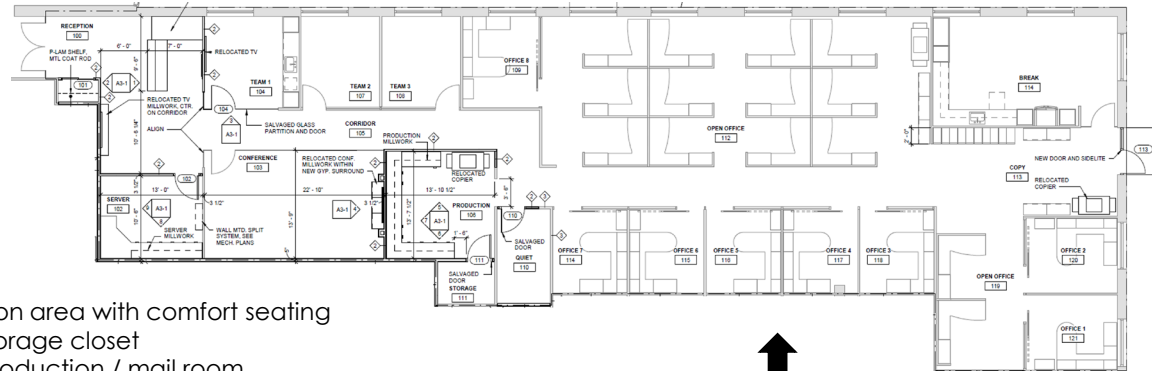
SUITE 110 – OVERVIEW

Position your team in the University of Illinois Research Park innovation hub in this **move-in ready, fully furnished office suite** located within **2021 S. First Street**. This turnkey space features modern finishes, high-quality furnishings, and a professional environment. Located along First Street, the suite benefits from prominent visibility and convenient access within the Research Park and broader University community. Employees and visitors will appreciate the walkable access to nearby amenities, including the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and the **State Farm Center**, as well as close proximity to **Memorial Stadium** and other major University of Illinois athletic venues. Combining convenience, visibility, and a dynamic innovation-driven setting, this suite offers a unique opportunity for companies seeking to establish or expand their presence within one of the Midwest's leading research and technology ecosystems.

BUILDING SIZE	52,724 SF
SUITE 110 SIZE	5,898 RSF (4,689 USF + 1,209 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.24 / RSF

SUITE FEATURES

- Modern finishes, move in ready & furnished
- Eight (8) private offices
- One (1) large conference room
- Two (2) medium conference rooms or private offices
- One (1) medium conference room with kitchenette
- Two (2) open areas for workstations
- Large kitchen with breakroom seating
- Reception area with comfort seating
- Large storage closet
- Large production / mail room
- Large server room
- Direct exterior entrance
- Corner suite with lots of windows & natural light



JOHN DEERE BUILDING FOR LEASE

TURNKEY

FURNISHED

2021 S. FIRST STREET
SUITE 110



JOHN DEERE BUILDING FOR LEASE

2021 S. FIRST STREET
SUITE 203

NATURAL LIGHT

POND VIEWS



SUITE 203 – OVERVIEW

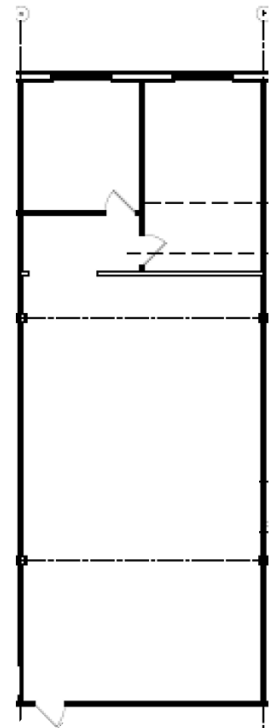
Suite 203 at 2021 S. First Street offers a move in ready workspace designed for starter teams looking to grow. The suite features two private offices with scenic pond views and abundant natural light, complemented by a spacious open area ideal for workstations and collaborative seating.

Employees and visitors will appreciate the walkable access to nearby amenities, including the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and the **State Farm Center**, as well as close proximity to **Memorial Stadium** and other major University of Illinois athletic venues. Combining convenience, visibility, and a dynamic innovation-driven setting, this suite offers a unique opportunity for companies seeking to establish or expand their presence within one of the Midwest's leading research and technology ecosystems.

BUILDING SIZE	52,724 SF
SUITE 203 SIZE	1,889 RSF (1,502 USF + 387 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$19 / RSF NNN
NNN ESTIMATE (2026):	\$6.24 / RSF

SUITE FEATURES

- Two (2) private offices with pond views and abundant natural light
- Large open area for workstations and comfort seating
- Common area conference room located adjacent to Suite 203
- Shared ADA restrooms and first and second floor



JOHN DEERE BUILDING FOR LEASE

2021 S. FIRST STREET
SUITE 203

NATURAL LIGHT

POND VIEWS





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

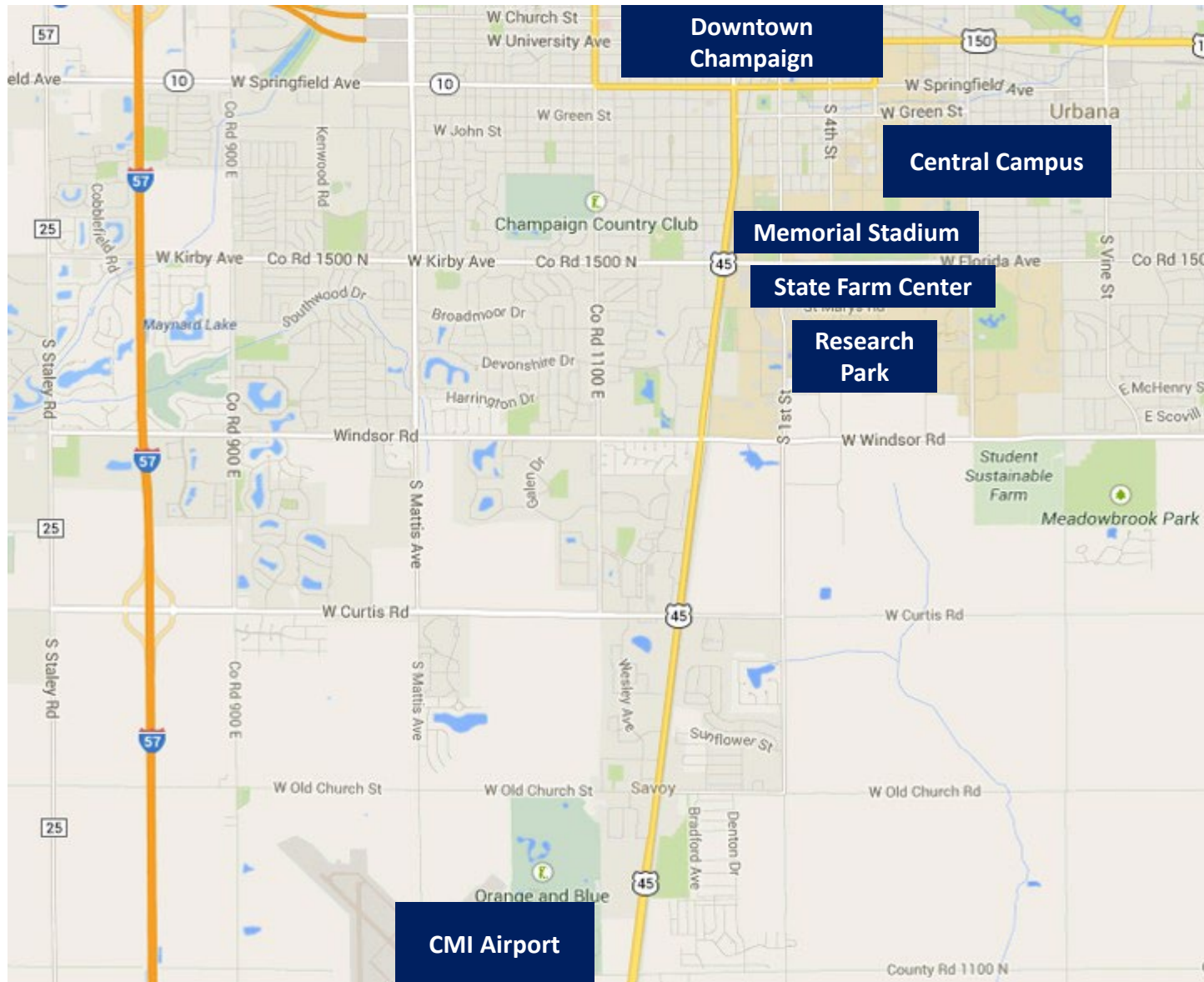
Interactions with cutting edge new companies in the Incubator that are leveraging SBIR and other federal grants to develop the newest technologies that can be commercialized. Create a new offsite entrepreneurial setting for innovators to develop new concepts.

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.



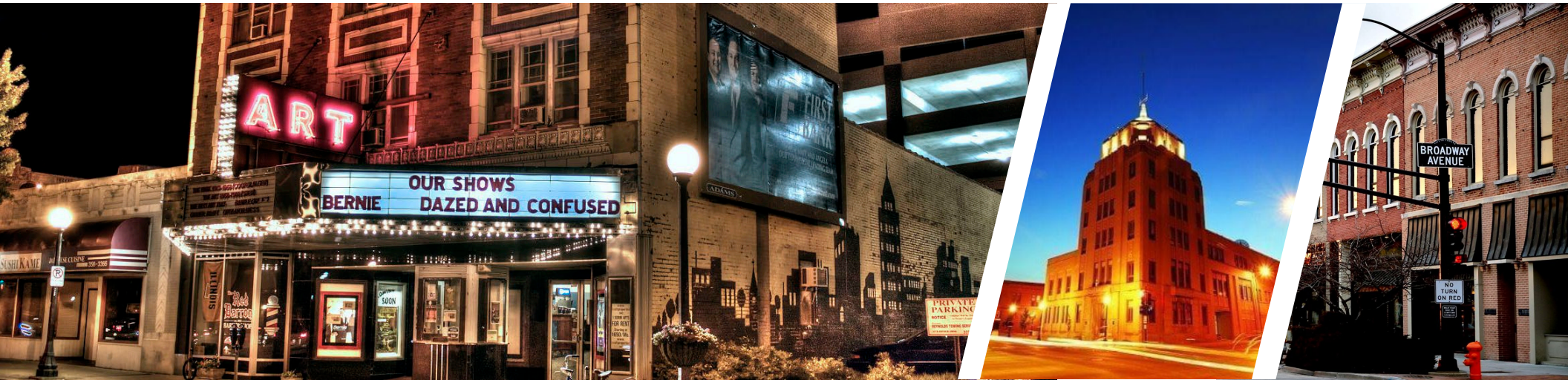
THE UNIVERSITY OF ILLINOIS RESEARCH PARK

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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