



FOR LEASE

ON-CAMPUS OFFICE SPACE

UNIVERSITY OF ILLINOIS RESEARCH PARK

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PROPERTY OVERVIEW

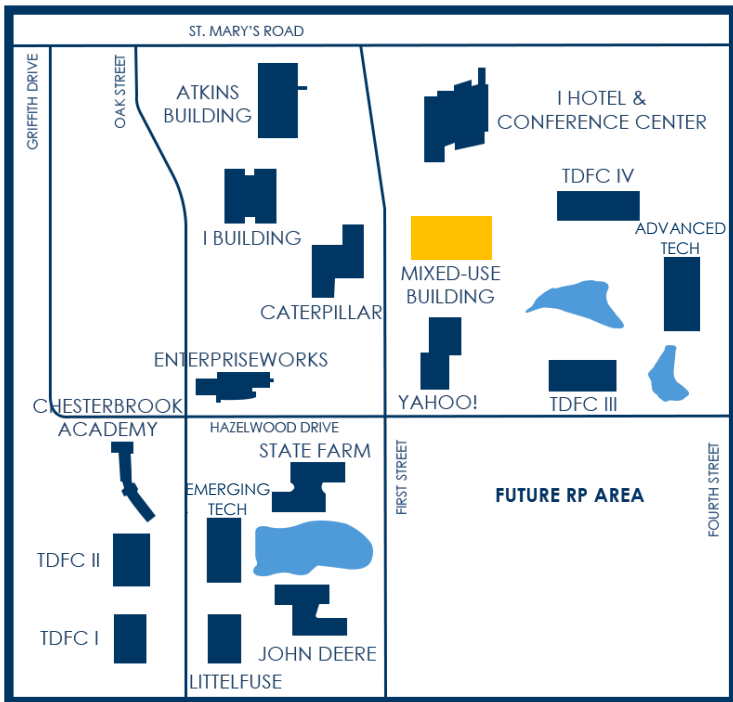
The University of Illinois established the Research Park to attract leading high-technology companies, accelerate the commercialization of University-driven innovation, and foster long-term **economic growth**. Today, it stands as one of the premier university-affiliated research parks in the country.

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.



PROPERTY OVERVIEW

The **Mixed-Use Building** at 1904 S. First Street is a **60,600-square-foot**, three-story, multi-tenant **commercial office** facility thoughtfully designed to support innovation-driven and growth-oriented companies. The building features a welcoming, professionally designed lobby that includes a shared kitchen and conference room. Prominently positioned along **First Street**, the property offers **exceptional visibility** within the Research Park. Its pond-front setting provides a distinctive and employee-friendly work environment, complete with walking paths, a dock overlooking the water, and landscaped green space that enhances the overall campus atmosphere.

The location also offers immediate access to key amenities, including **Houlihan's Restaurant**, the **I Hotel & Illinois Conference Center**, and the **State Farm Center**, making it convenient for client meetings, conferences, and corporate events.

AMENITIES

- Custom interior designed lobby with lounge
- Shared kitchen and break room
- Large common area conference room
- Wi-Fi access throughout common areas
- Elevators for second floor access
- Pond views with dock & walking paths
- Exterior building signage available
- Auto-programmable thermostats
- ADA compliant restrooms
- Custom build out available

MIXED-USE BUILDING FOR LEASE

**1904 S. FIRST STREET
SUITE 101**

TURNKEY

MODERN FINISHES



SUITE 101 – OVERVIEW

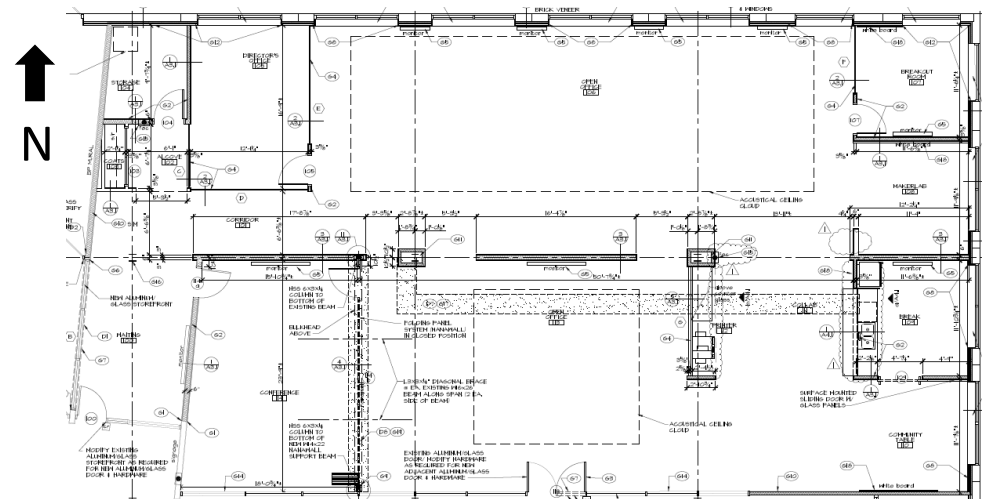
This **move-in ready** office suite at **1904 S. First Street** offers a highly versatile workspace designed to support collaboration and growth. The layout features large conference room with a retractable wall for all-hands meetings, multiple meeting and breakout spaces, and **expansive open areas** for workstations and soft seating, creating a dynamic space. A welcoming reception area, spacious kitchen and break room, and dedicated storage/server space further enhance functionality.

With modern finishes throughout and a thoughtful mix of private and collaborative spaces, this suite provides an exceptional opportunity for teams seeking a turnkey solution within one of the Research Park's most visible and **amenity-rich** buildings.

BUILDING SIZE	60,600 RSF
SUITE 101 SIZE	5,723 RSF (4,420 USF + 1,303 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Private office
- Large conference room with retractable wall for all hands meetings
- Small meeting room
- Two (2) large open spaces for workstations and comfort seating
- Large kitchen and break room
- Informal meeting room
- Reception area
- Copy / print area
- Large storage closet / server room

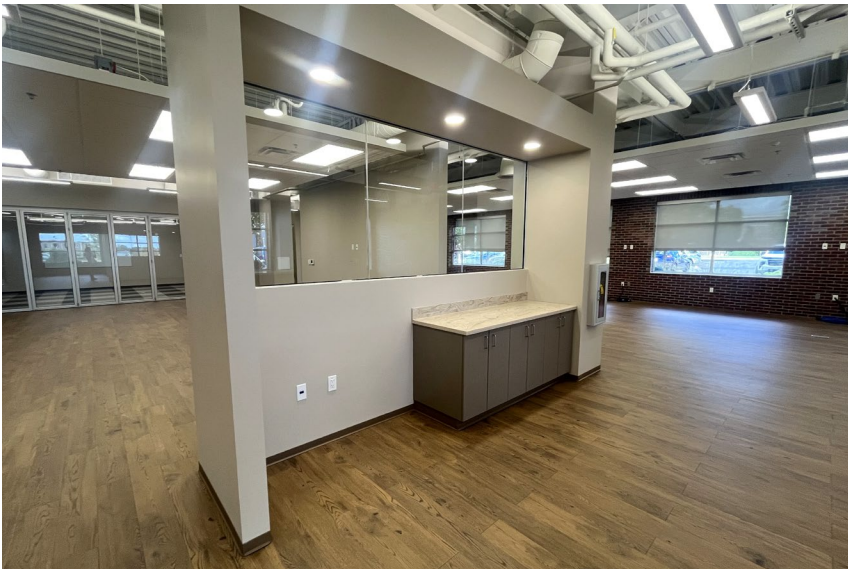


MIXED-USE BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 101



MIXED-USE BUILDING FOR LEASE

RAW SPACE

CUSTOM BUILD OUT

1904 S. FIRST STREET
SUITES 105 - 107



SUITES 105 - 107 – OVERVIEW

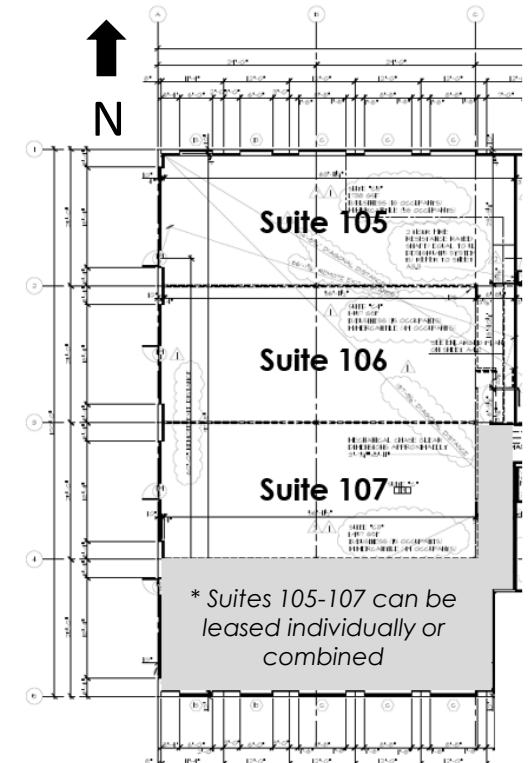
Suites 105 – 107 at 1904 S. First Street in the University of Illinois Research Park present a rare opportunity to create a **fully customized** space tailored to your business – ideal for either **office** or **retail use**.

Currently in raw condition, the suites offer maximum design flexibility, complemented by a landlord-provided **tenant improvement allowance** to bring your vision to life. With abundant natural light and the ability to **lease individually** or **combine** for 1,457 - 4,652 USF, this space provides a unique opportunity to establish a highly visible, purpose-built presence in the Research Park community.

BUILDING SIZE	60,600 RSF
SUITE 105 SIZE	2,108 RSF (1,738 USF + 370 CA SF)
SUITE 106 SIZE	1,767 RSF (1,457 USF + 310 CA SF)
SUITE 107 SIZE	1,767 RSF (1,457 USF + 310 CA SF)
LEASE TYPE	NNN
RENTAL RATE	Negotiable
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Raw open space
- Suites can be individually leased or combined into a 4,652 USF footprint
- Windows with lots of natural light
- Custom build out available
- High visibility location along South First Street



MIXED-USE BUILDING FOR LEASE

1904 S. FIRST STREET SUITE 301

TURNKEY

MODERN FINISHES



SUITE 301 – OVERVIEW

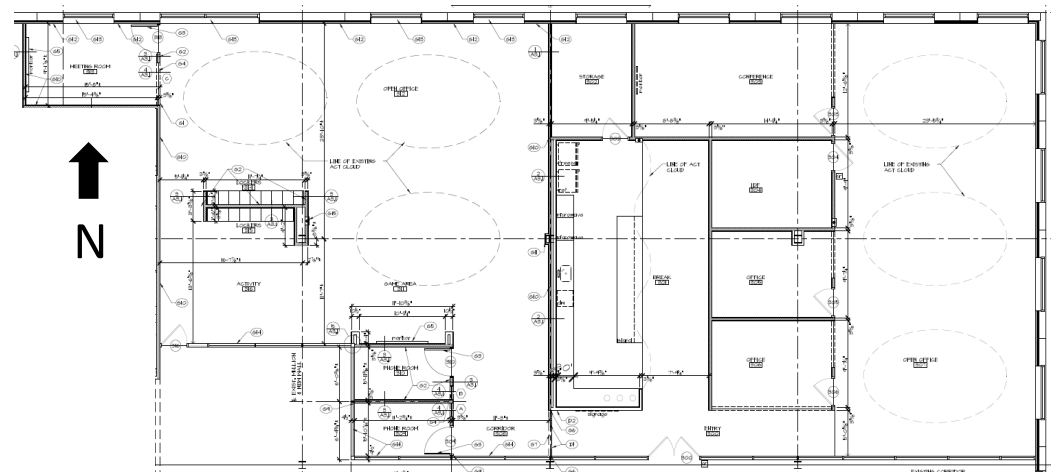
Suite 301 at **1904 S. First Street** in the University of Illinois Research Park offers a **move-in ready** workspace designed to support both collaboration and focused work. The suite offers a mix of private offices, conference rooms, phone rooms, and expansive open areas, providing flexibility for teams of all sizes. A large kitchen/breakroom, dedicated server and storage space, and a prototyping room with VCT flooring further enhance the suite's versatility for a range of needs. Finished with modern upgrades throughout, this space presents an excellent opportunity for companies seeking a turnkey office.

The building is located directly adjacent to the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	60,600 RSF
SUITE 301 SIZE	6,600 RSF (4,989 USF + 1,611 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Two (2) private offices
- Two (2) conference rooms
- Two (2) phone rooms
- Two (2) large open spaces for workstations and comfort seating
- Large kitchen / breakroom
- Large server room / storage
- Large storage closet / prototyping room with VCT flooring



MIXED-USE BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 301

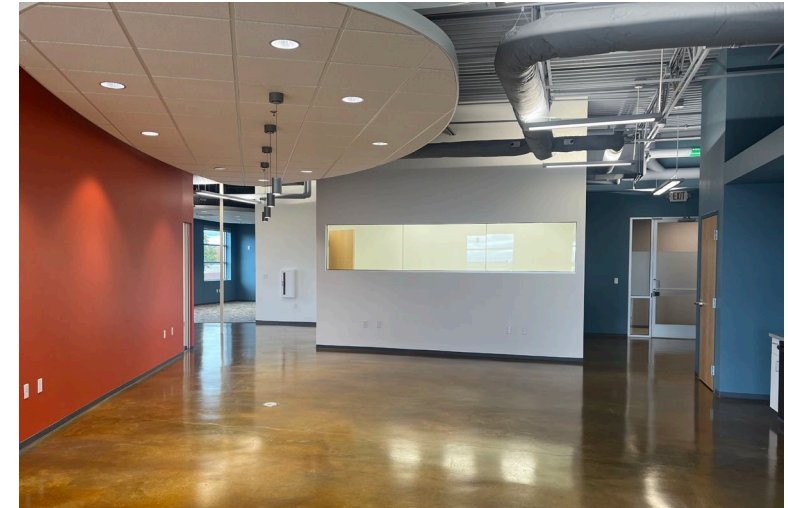


MIXED-USE BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 306



SUITE 306 – OVERVIEW

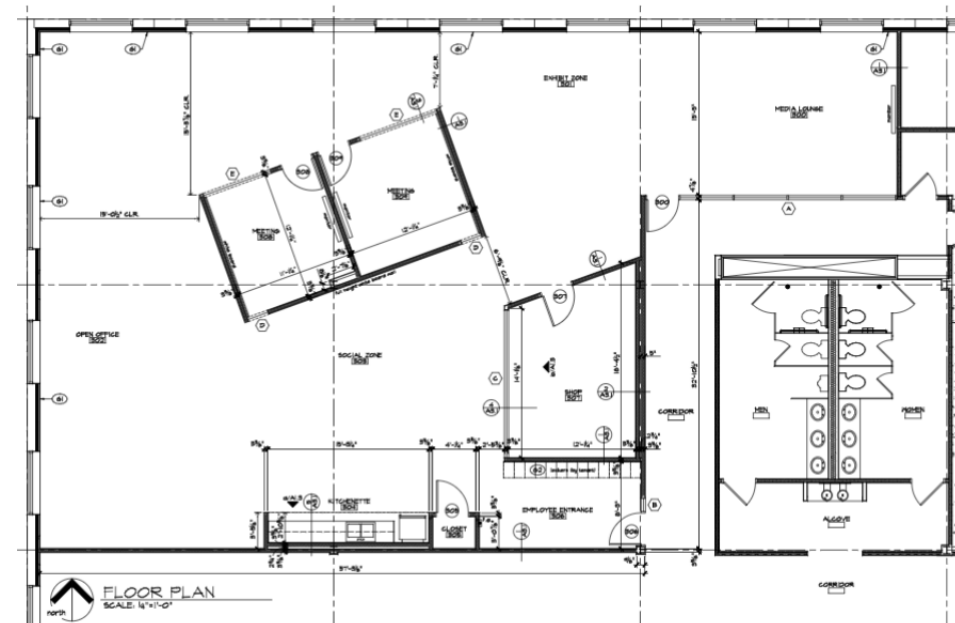
This **move-in ready** office suite at **1904 S. First Street** accommodates a variety of office users and offers flexibility for those with **light electrical** or **prototyping needs**, making it an attractive option for technology, research, and product development teams. Its adaptable layout allows tenants to tailor the space to meet evolving operational requirements while benefiting from immediate availability.

Located within one of the Research Park's most visible and amenity-rich buildings, this suite provides access to the broader campus ecosystem and the professional environment that supports growth-oriented companies.

BUILDING SIZE	60,600 RSF
SUITE 306 SIZE	4,339 RSF (3,326 USF + 1,013 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$21 / RSF NNN
NNN ESTIMATE (2026):	\$6.15 / RSF

SUITE FEATURES

- Two (2) office or meeting rooms
- Large kitchen and break room
- Informal conference room
- Prototyping lab / work shop
- Open office space for workstations and soft seating
- Network closet



MIXED-USE BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1904 S. FIRST STREET
SUITE 306





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

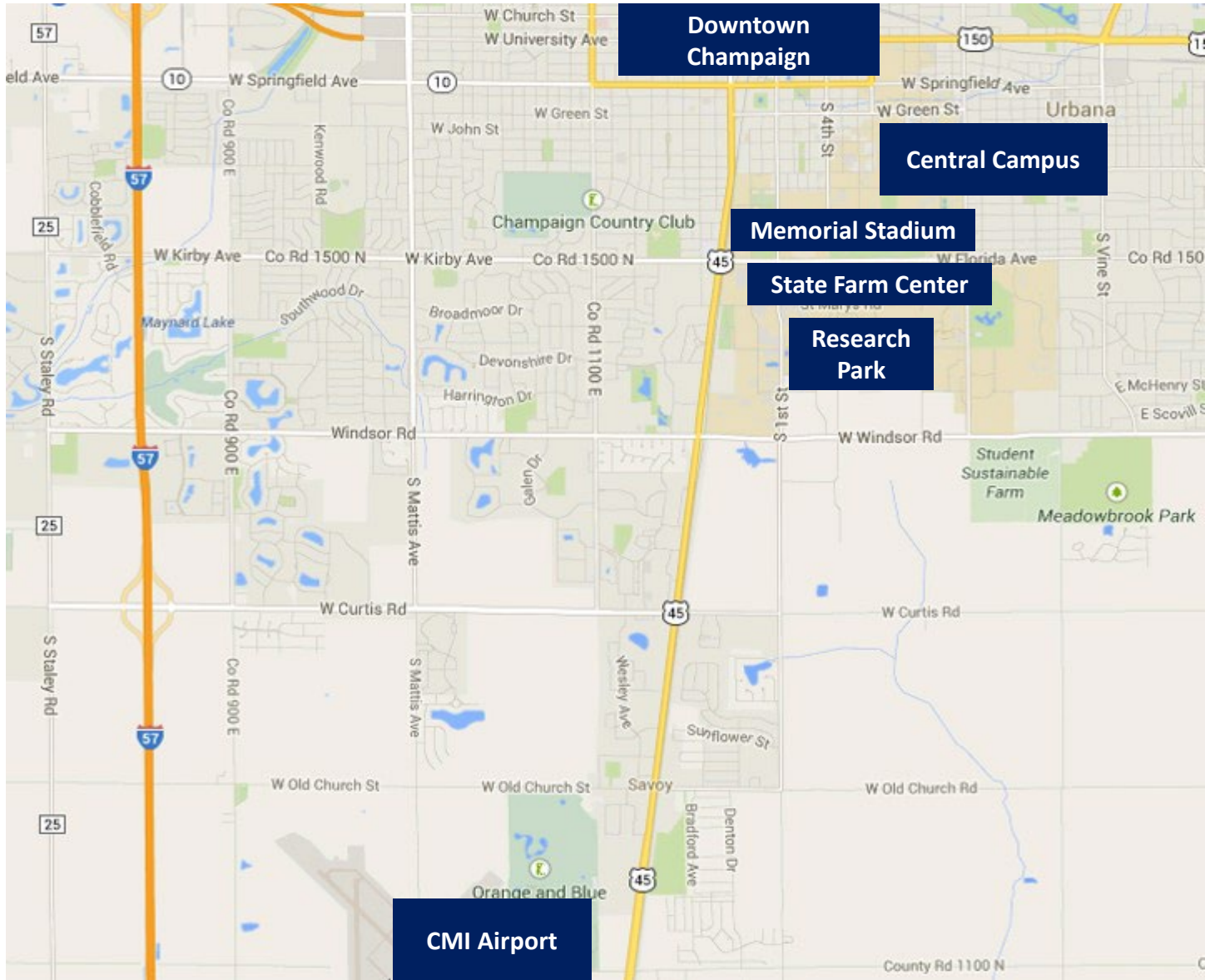
Interactions with cutting edge new companies in the Incubator that are leveraging SBIR and other federal grants to develop the newest technologies that can be commercialized. Create a new offsite entrepreneurial setting for innovators to develop new concepts.

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



NVIDIA



Abbott
A Promise for Life



Expertise Applied | Answers Delivered



riverbed



Johnson Controls



Bayer



YAHOO!

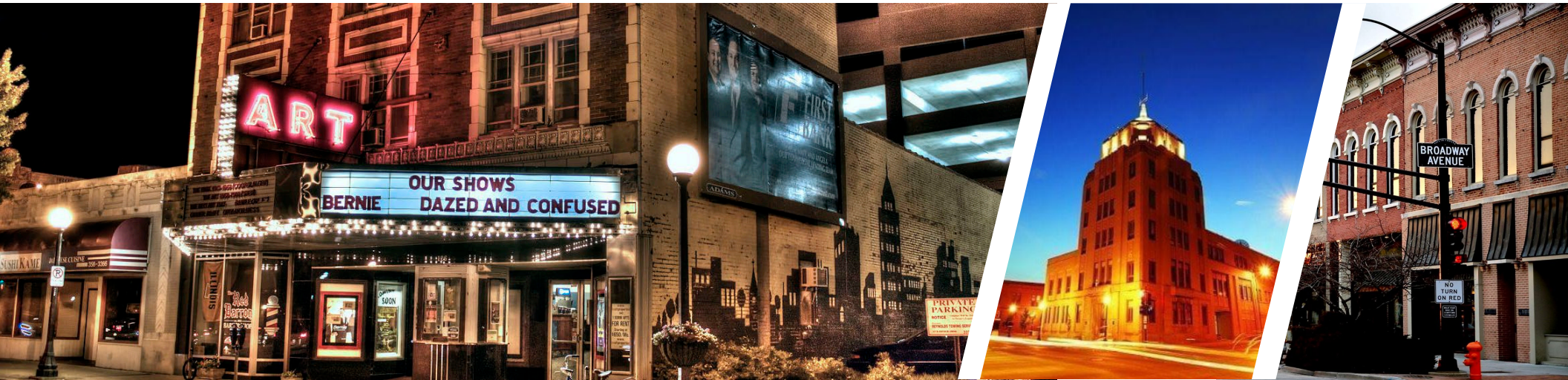


FOXCONN



The Grainger College of Engineering
Indoor Climate Research & Training





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

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