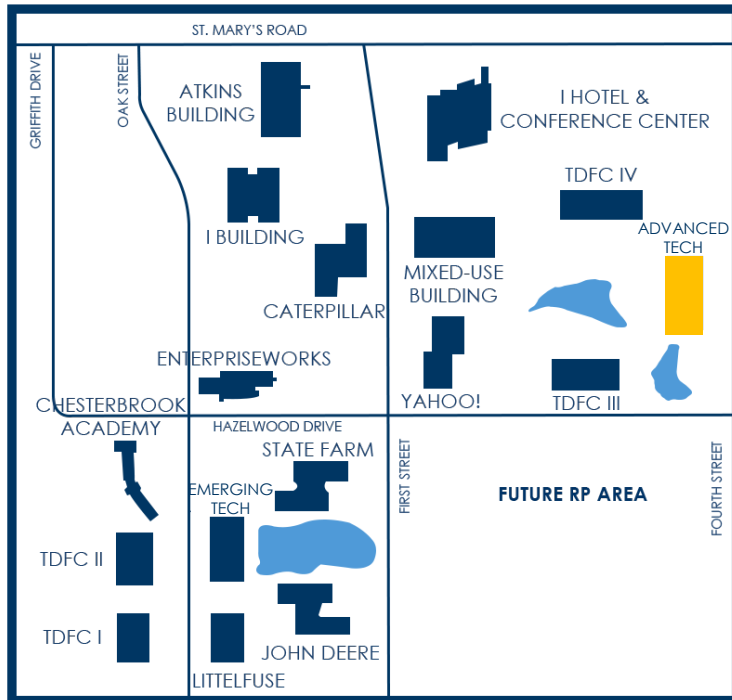


ADVANCED TECH BUILDING FOR LEASE

1907 S. FOURTH STREET



PROPERTY OVERVIEW

The **Advanced Tech Building** at **1907 S. Fourth Street** is a 38,428 SF, two-story, multi-tenant **office** and **lab** facility designed to support innovation-focused and growth-oriented companies within the University of Illinois Research Park. The building features a professionally designed lobby and inviting outdoor patio, creating a first-class atmosphere for employees and visitors.

Positioned along two scenic ponds, the property offers a unique, employee-centric environment with walking paths, a pondside dock, and landscaped green space. Its premier location also provides immediate access to key amenities, including the **I Hotel & Illinois Conference Center**, **Houlihan's Restaurant**, and the **State Farm Center**, offering convenience for client engagement, meetings, and corporate events.

AMENITIES

- Professionally designed lobby with modern lounge seating
- Expansive outdoor patio with seating and pond views
- Elevators for second floor access
- 24/7 Access with key card badge access after hours
- On-site EV charging station
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Scenic pond views with dock & walking paths
- ADA compliant restrooms
- Custom build out available

ADVANCED TECH BUILDING FOR LEASE

1907 S. FOURTH STREET
SUITE 102

RAW SPACE

CUSTOM BUILD OUT

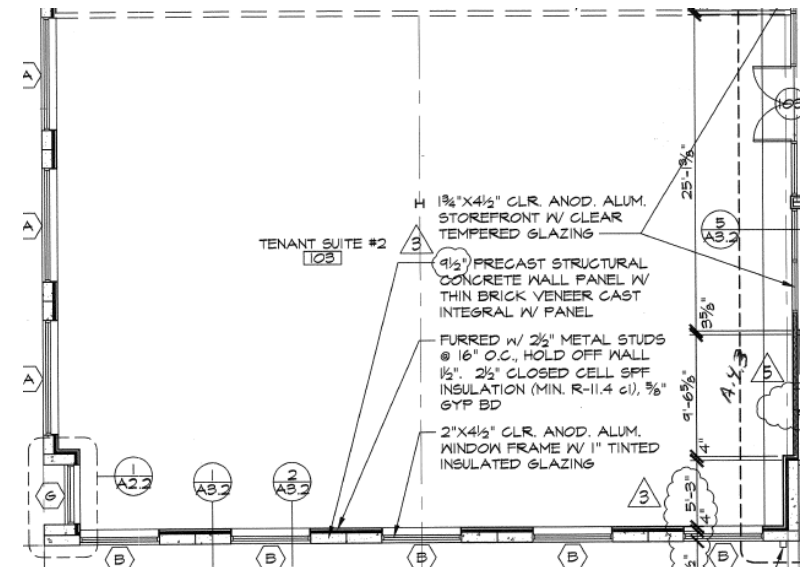


SUITE 102 – OVERVIEW

Suite 102 at **1907 S. Fourth Street** in the University of Illinois Research Park offers a unique opportunity to design a fully customized workspace tailored to your exact operational needs. Currently in raw condition, the suite provides maximum flexibility for **office**, **lab**, or **hybrid** configurations, supported by a landlord-provided **tenant improvement allowance**.

With abundant natural light and the **ability to expand up to 4,777 USF** by combining with the adjacent suite 101, this space is ideally suited for companies seeking a custom-built environment in the Research Park Community.

The building is closely located 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.



BUILDING SIZE	60,600 RSF
SUITE 102 SIZE	2,927 RSF (2,494 USF + 433 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$23 / RSF NNN
NNN ESTIMATE (2026):	\$8.34 / RSF

SUITE FEATURES

- Raw open space
- Suite can be individually leased or combined with adjacent suite for a 4,777 USF footprint
- Windows with lots of natural light
- Custom build out available

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