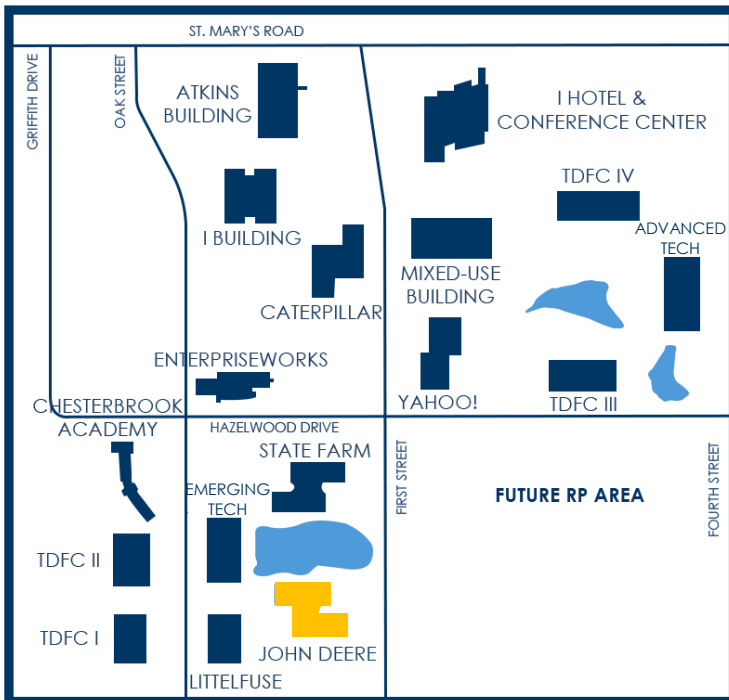


JOHN DEERE BUILDING FOR LEASE

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

NATURAL LIGHT

POND VIEWS

2021 S. FIRST STREET
SUITE 203



SUITE 203 – OVERVIEW

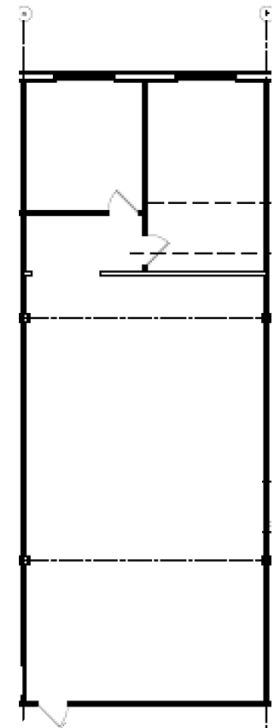
Suite 203 at 2021 S. First Street offers a move in ready workspace designed for starter teams looking to grow. The suite features two private offices with scenic pond views and abundant natural light, complemented by a spacious open area ideal for workstations and collaborative seating.

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



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