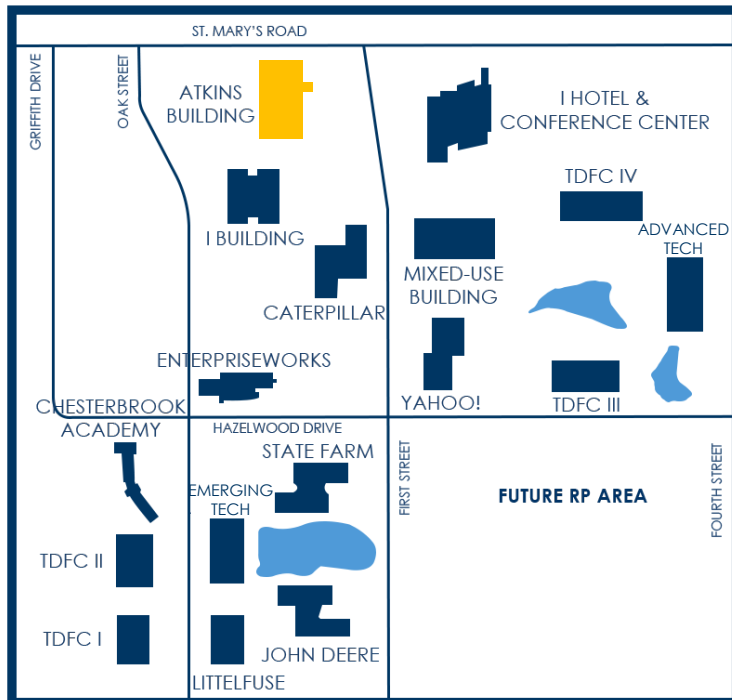


ATKINS BUILDING FOR LEASE

1800 S. OAK STREET



PROPERTY OVERVIEW

The **Atkins Building** was the first **commercial office** building constructed in the Research Park at the University of Illinois Urbana-Champaign. This **75,000 square foot** multi-tenant building is located between Oak Street and First Street along St. Mary's Road. It is situated as a gateway building to the Research Park. The building includes **state-of-the-art features** and upgrades, including extensive fiber and networking, backup generator power, energy efficient lighting, a large atrium break room and lounge area, fitness room with showers, conference room, and large training room.

AMENITIES

- Custom designed lobby with lounge area
- Shared conference room with monitor
- Common area Wi-Fi connectivity
- Expansive outdoor patio and fire pit
- Exercise facility with shower rooms & lockers
- Two shared break rooms with kitchens
- On-site EV charging station
- 24/7 Access with key card badge access after hours
- Elevators for second floor access
- Shared ADA compliant restrooms
- Access to UC2B fiber
- Ample on-site parking with 24/7 access, including during UIUC football and basketball game days
- Custom build out available
- Exterior building signage available

ATKINS BUILDING FOR LEASE

TURNKEY

MODERN FINISHES

1800 S. OAK STREET
SUITE 204E



SUITE 204E – OVERVIEW

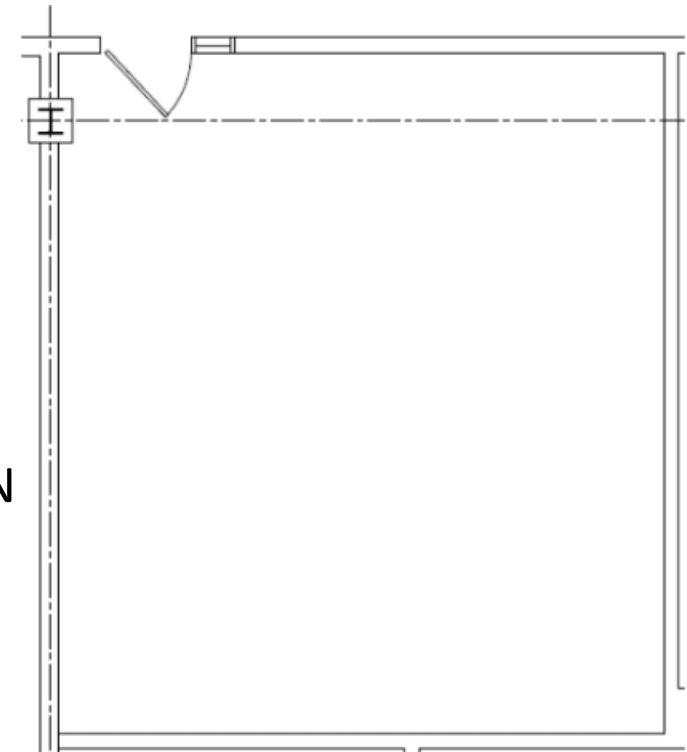
Available June 1st, 2026, Suite 204E at 1800 S. Oak Street in the University of Illinois Research Park offers a private, light-filled office that's ideal for **small teams** of **4-6 users**. The suite features a full **glass storefront** wall and door, allowing natural light from the building's atrium to create an open and inviting workspace. Tenants in this building also benefit from access to shared amenities, including a conference room, fitness center, break areas, and outdoor patio, making this an exceptional turnkey opportunity.

The Atkins building is located directly across from 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	75,000 SF
SUITE 204E SIZE	672 RSF (495 USF + 177 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$20 / Month NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Large private office with room for 4-6 desks
- Glass storefront allows natural light from atrium into the office
- Access to the building's common area conference room, fitness center, break rooms and restrooms



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