

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 301

TURNKEY

MODERN FINISHES



SUITE 301 – OVERVIEW

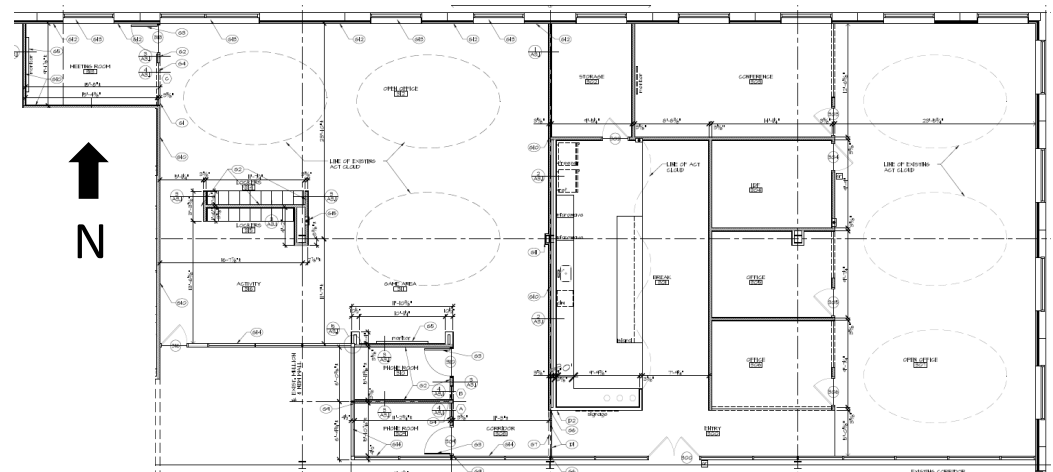
Suite 301 at **1904 S. First Street** in the University of Illinois Research Park offers a **move-in ready** workspace designed to support both collaboration and focused work. The suite offers a mix of private offices, conference rooms, phone rooms, and expansive open areas, providing flexibility for 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



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