

TDFC II BUILDING FOR LEASE

2109 S. OAK STREET



PROPERTY OVERVIEW

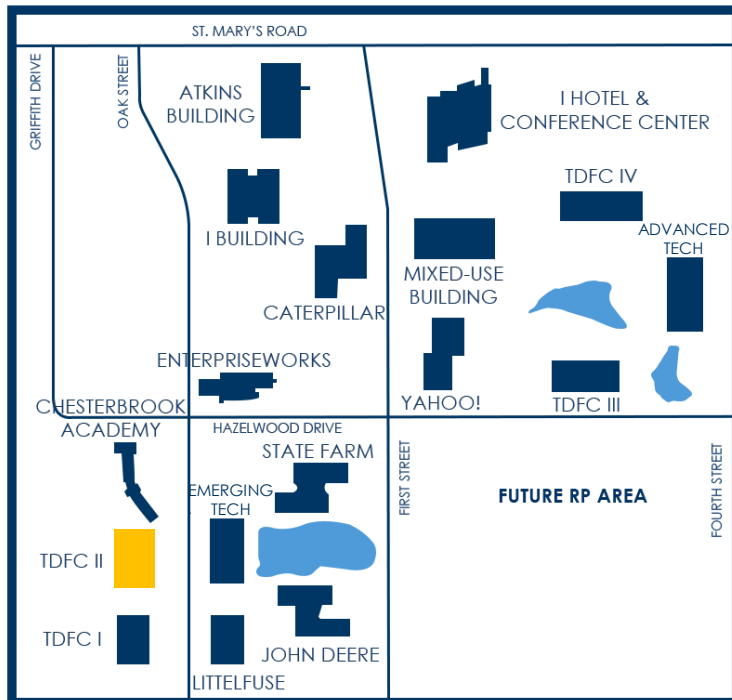
The **Tech Fab Development Center II (TDFC II)** is a **20,075 square foot**, multi-tenant **laboratory and office facility** designed to support innovation-driven companies across a range of technical disciplines.

Purpose-built to accommodate both **wet and dry laboratory users**, the building also supports office operations, high-technology development, light assembly, and small-scale production. The flexible layout allows for integration of **specialized equipment** and evolving operational needs, making it well-suited for growing research and technology organizations.

TDFC II features practical design elements that enhance functionality, including space configurations capable of supporting large equipment and convenient access for **shipping and receiving** – ensuring operational efficiency for research, prototyping, and production activities. Located within the University of Illinois Research Park, tenants benefit from proximity to campus resources, talent access, and a dynamic ecosystem of corporate and entrepreneurial innovators.

AMENITIES

- Common area shipping bay with overhead door access
- Large shared conference room with monitor
- Common area kitchen & break room
- 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





Housed within **2109 S. Oak Street** in the University of Illinois Research Park are three state of the art life science laboratories. Each private lab comes with access to a shared laboratory with support services and advanced equipment including a fume hood, autoclave, ultra-low temp lab freezers, biosafety cabinet, eyewash and safety shower. Additional services are provided to all LabWorks tenants through the EnterpriseWorks incubator and include entrepreneurship programming, training, technical assistance, and mentoring.

LIFE SCIENCE SUPPORT SERVICES

LabWorks tenants can take advantage of the entrepreneurship programming, support and services that are available to tenants of the EnterpriseWorks incubator. Programs and services include:

- **Entrepreneur-in-Residence (EIR) Consulting** – EIRs include experts in life sciences and agriculture with prior startup venture capital funding, exits, and IPOs
- **SBIR/STTR Grant Assistance** – includes beginner and advanced workshops, agency specific guidance, office hours for quick questions, and one-on-one technical assistance with proposal preparation and award management
- **I-Corps Training at Illinois** – provides lean start-up, customer discovery, and entrepreneurship training.
- **CEO Roundtable** – provides a peer community and resource-sharing opportunities
- **Recruiting Assistance** – connects UIRP employers to student and community talent, facilities hiring events and development workshops
- **Designer-in-Residence** – services include research, initial form exploration, mood boards, brainstorming, field research, user evaluation, and design strategy
- **Shared Makerspace** – includes 3D printers, table saws, laser cutters, and more at an additional charge

AMENITIES

- Access to shared laboratory and equipment
- Shipping & receiving bay with overhead door access
- Large common area conference room
- Access to EnterpriseWorks support services
- Large common area break room
- ADA compliant common area restrooms
- Ample parking

NEARBY RESOURCES

- The **University of Illinois Plant Sciences Laboratory** greenhouse complex and the Turner Hall greenhouses
- The **Integrated Bioprocessing Research Laboratory (IBRL)** is a state-of-the-art pilot-scale facility with a complete suite of resources designed to enable pilot-scale testing of renewable materials and new equipment for industry users.
- The **Roy J. Carver Biotechnology Center** provides core research facilities available for companies to contract services through the Research Park for supporting genomics, proteomics, bioinformatics, and flow cytometry services and specialized equipment.

LABWORKS FOR LEASE

2109 S. OAK STREET
SUITE 100C

TURNKEY

FURNISHED



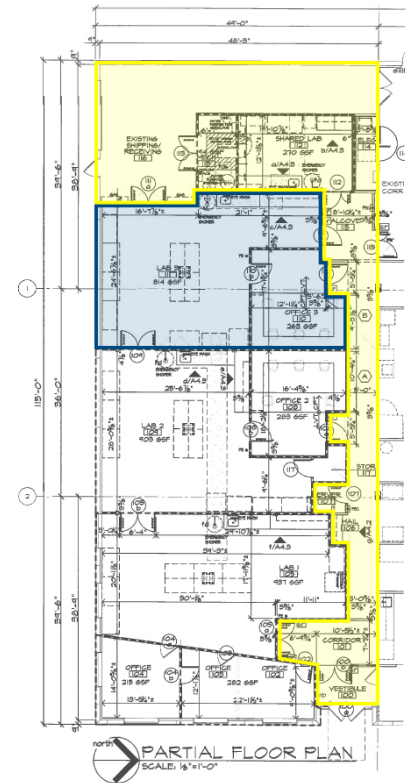
SUITE 100C – OVERVIEW

This move-in ready, furnished **life sciences wet lab** and **office suite** was developed as part of the DCEO-funded **Wet Lab Capital Grant initiative**. The suite was purpose-built to support emerging and growth-stage biotechnology and life sciences companies. The private laboratory and office are equipped with both mobile and fixed casework, a **biosafety cabinet**, an **ultra-low temperature freezer**, and an **eyewash/safety shower** – providing immediate operational capability upon occupancy. In addition to the private lab, LabWorks tenants have access to a shared laboratory environment featuring support services and advanced equipment, including a shared fume hood, DI water system, and autoclave. This shared infrastructure enhances efficiency while minimizing upfront capital investment.

LabWorks tenants also benefit from the resources of the **EnterpriseWorks** startup incubator, including **entrepreneurship programming**, technical assistance, mentoring, and **business development support** – creating a comprehensive ecosystem designed to accelerate research, commercialization, and company growth. This suite presents a rare opportunity to secure turnkey, high-quality wet lab space within a collaborative, innovation-driven environment.

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|------------------------|-----------------------------------|
| BUILDING SIZE | 20,075 SF |
| SUITE 100C SIZE | 1,711 RSF (1,077 USF + 634 CA SF) |
| LEASE TYPE | GROSS |
| RENTAL RATE | \$30.31 / RSF GROSS |

■ 1,077 SF Lab & Office
■ 634 SF Common Area



SUITE FEATURES

- One (1) private office with interior windows and built in countertops
- Large open lab with exterior window, sink, mobile casework, emergency eyewash and shower
- Access to shared laboratory and equipment
- Gross rental rate includes common area maintenance, janitorial, Wi-Fi, and lab support services

LABWORKS FOR LEASE

TURNKEY

FURNISHED

2109 S. OAK STREET
SUITE 100C



BROKERAGE CONTACT INFORMATION



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