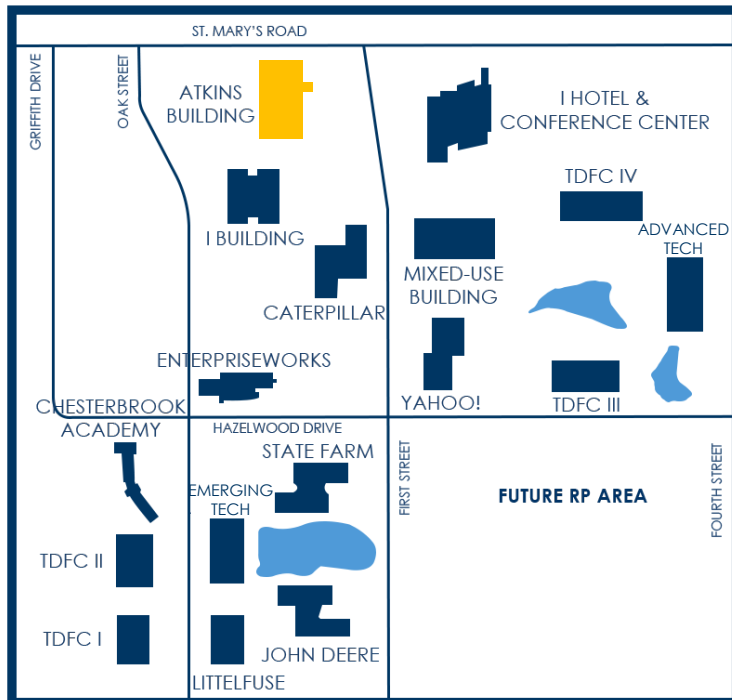


ATKINS BUILDING FOR LEASE

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

1800 S. OAK STREET
SUITE 211

MODERN FINISHES

OPEN LAYOUT



SUITE 211 – OVERVIEW

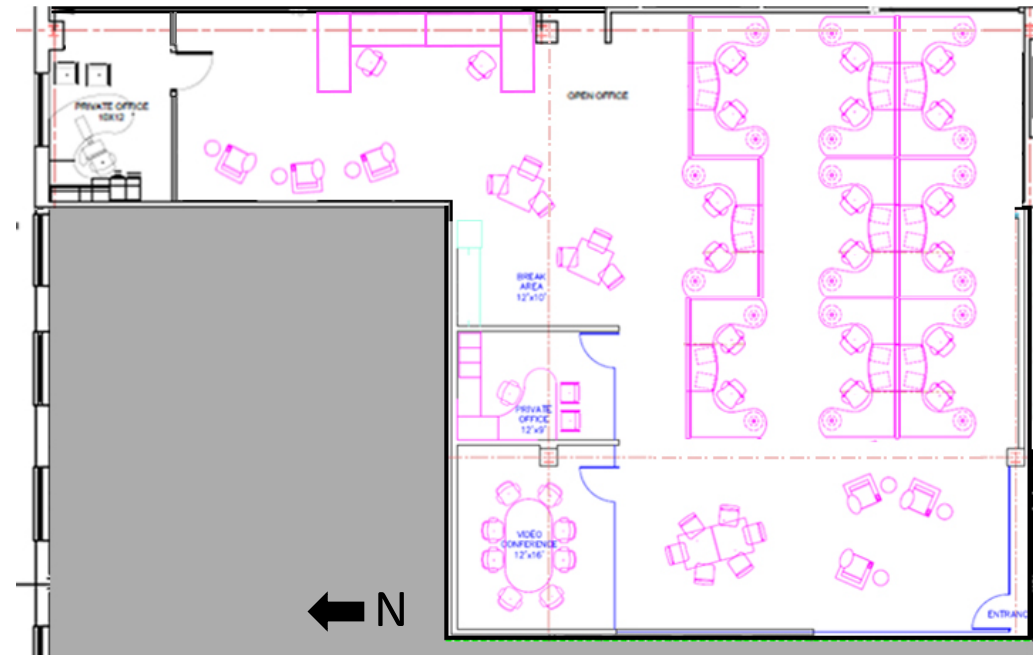
Suite 211 at 1800 S. Oak Street in the University of Illinois Research Park offers a **modern**, flexible workspace designed to support growing teams. The suite features a balanced layout with **private offices**, a conference room, break area, and **expansive open workspace** for collaboration and workstations. In addition, the existing 1,750 SF suite is being combined with an adjacent 1,300 SF, creating a rare opportunity to secure a larger, contiguous footprint within the building.

BUILDING SIZE	75,000 SF
SUITE 211 SIZE	3,949 RSF (3,054 USF + 915 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$19 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Two (2) offices
- Conference room
- Large open office area for work stations and soft seating
- Break room
- Access to the building's common area conference room, fitness center, break rooms and restrooms

Potential Test Fit



ATKINS BUILDING FOR LEASE

1800 S. OAK STREET
SUITE 211

MODERN FINISHES

OPEN LAYOUT



BROKERAGE CONTACT INFORMATION



Dana Flinn-Freeland
Executive Broker Associate
CBCDR

Illinois Licensed Real Estate
Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



AJ Thoma III, CCIM, SIOR
Executive Vice President
CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com

