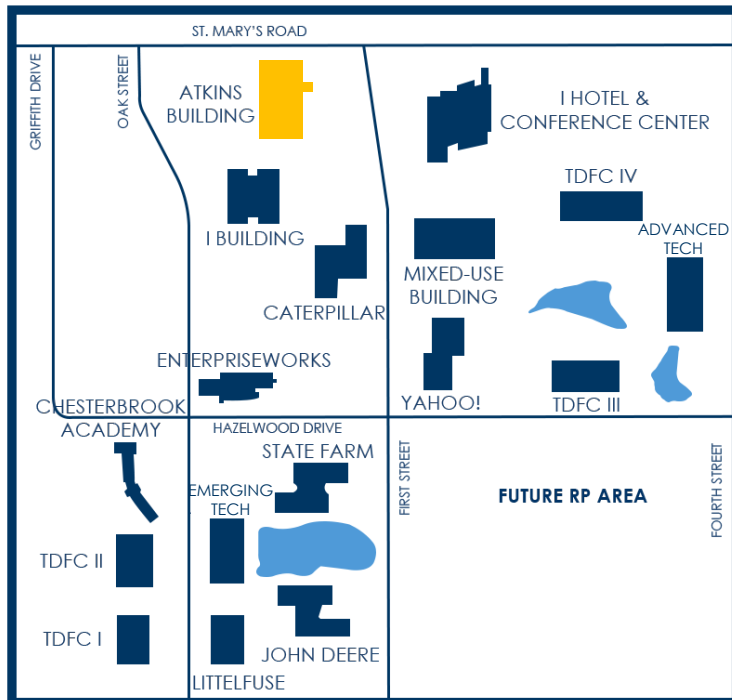


ATKINS BUILDING FOR LEASE

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

RAW SPACE

NATURAL LIGHT

1800 S. OAK STREET
SUITE 206



SUITE 206 – OVERVIEW

Suite 206 at 1800 S. Oak Street in the University of Illinois Research Park presents a unique opportunity to design a **fully customized workspace** tailored to your operational needs. The suite provides a clean slate with most of the space in a raw condition while retaining an existing break room and server room to support future build out. Enhanced by abundant windows and natural light, this space is ideally suited for users looking to design a modern, high-quality office.

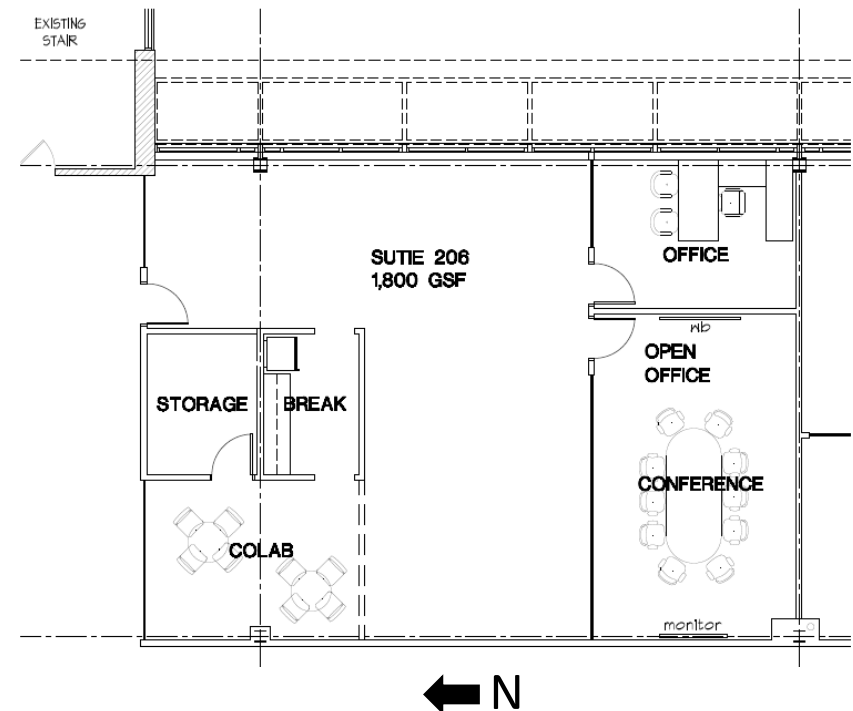
The building is located directly across from the **I Hotel and Illinois Conference Center**, **Houlihan's Restaurant**, and **State Farm Center**, and is within close proximity to Memorial Stadium and other major University of Illinois athletic facilities, providing added convenience and amenities for employees and visiting clients.

BUILDING SIZE	75,000 SF
SUITE 206 SIZE	2,380 RSF (1,800 USF + 580 CA SF)
LEASE TYPE	NNN
RENTAL RATE	\$20 / RSF NNN
NNN ESTIMATE (2026):	\$7.51 / RSF

SUITE FEATURES

- Raw open space with break room and server room
- Windows with lots of natural light
- Custom build out available

Potential Test Fit #1

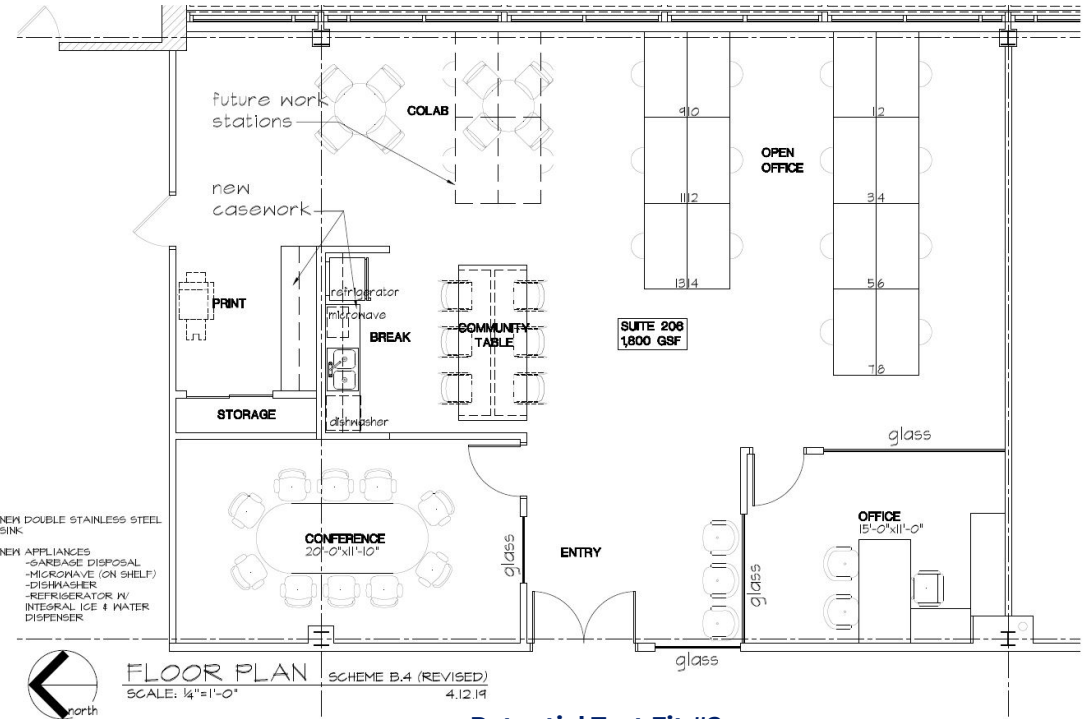


ATKINS BUILDING FOR LEASE

1800 S. OAK STREET SUITE 206

RAW SPACE

NATURAL LIGHT



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